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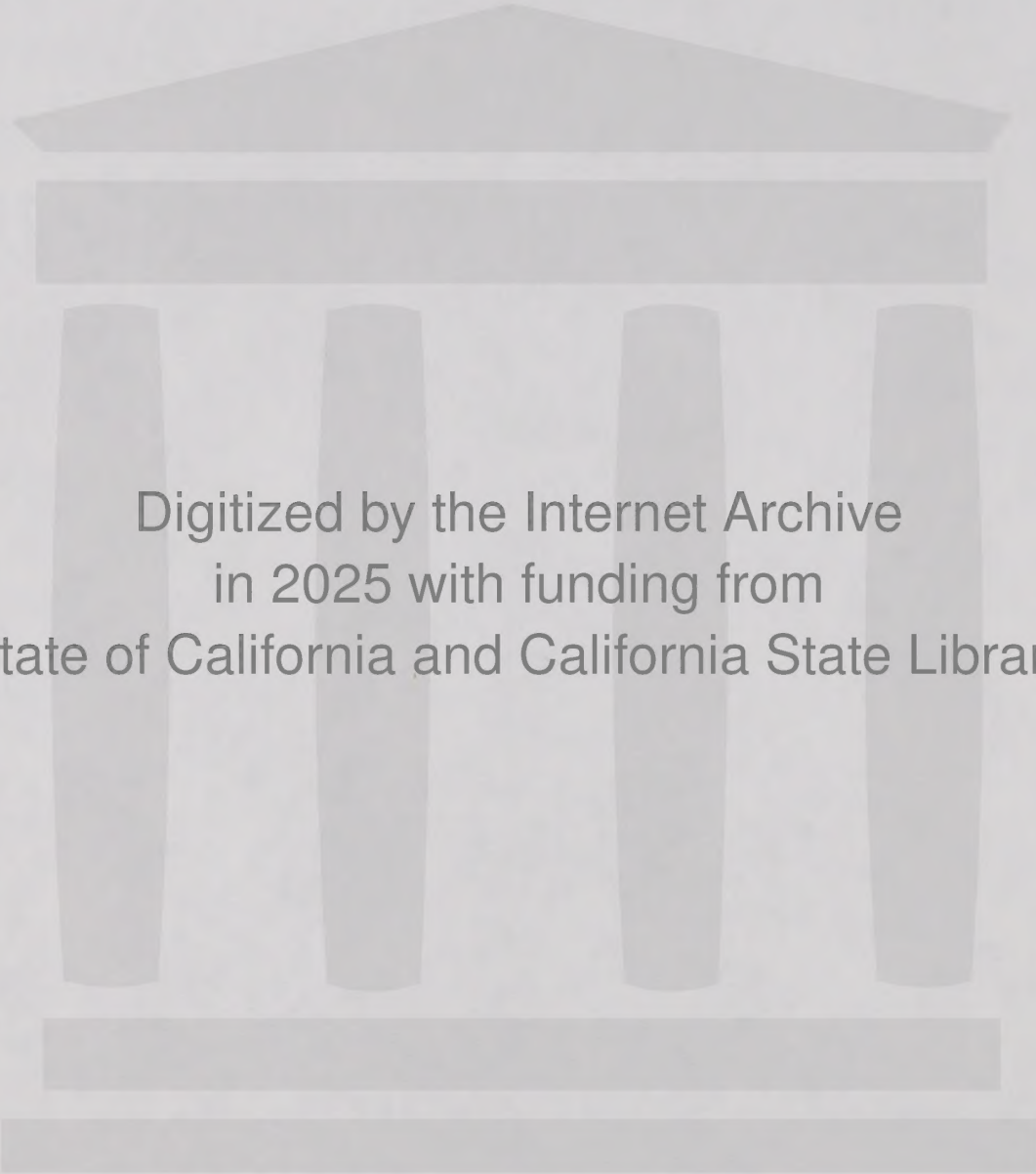
UNIVERSITY OF CALIFORNIA

CITY OF PORTOLA
HOUSING ELEMENT
for the
PORTOLA GENERAL PLAN

July 1, 1992 through June 30, 1997



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**CITY OF PORTOLA
HOUSING ELEMENT
for the
PORTOLA GENERAL PLAN**

July 1, 1992 through June 30, 1997

DECEMBER, 1993

PORTOLA CITY COUNCIL

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APPENDIX B: PORTOLA ENUMERATION DISTRICT MAP

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APPENDIX D: PUBLIC PARTICIPATION PLAN

OVERVIEW

The City of Portola is located in the Eastern portion of Plumas County, in the Northeast quadrant of the State of California. Portola is a general law city, incorporated in 1947. The City encompasses two square miles. A locational map for Plumas County and the City of Portola is shown on Figure 1. The street map for the City of Portola is shown on Figure 2.

The City of Portola adopted and certified the current Housing Element on 1994 to cover the period between July 1, 1992 through June 30, 1997. California Government Codes Section 65588(b) requires a housing element to be revised as appropriate, but not less than every five (5) years, hence the need to prepare the 1992 Housing Element Update.

The Housing Element to the Portola General Plan is designed to be internally consistent with the current Portola General Plan and to meet State requirements for housing elements. The 1992 Housing Element provides an overall plan for meeting the housing needs for the City of Portola. The City operates the community water and wastewater systems serving the City and adjacent County areas. In addition, it fully funds a volunteer fire department. The City has entered into an agreement with the Plumas County Community Development Commission for assistance in the management and implementation of State Community Development Block Grants, and related community development services.

The State of California has established the following housing policies for all cities and counties:

Section 65580

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of Government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.

(d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

The City of Portola has prepared the 1992 Housing Element Update following all of the guidelines issued by the State of California, Department of Housing and Community Development and the Office of Planning and Research in effect as of January 1, 1992. This Housing Element Update addresses the housing needs for the City of Portola for the period of June, 1992 through June, 1997.



LOCATIONAL MAP FOR PLUMAS COUNTY AND THE CITY OF PORTOLA

Figure 1



STREET MAP FOR THE CITY OF PORTOLA

Figure 2

GLOSSARY

AFFORDABLE HOUSING: Housing capable of being purchased or rented by a household with very low, low, or moderate income based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

APARTMENT:

1. One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose.

2. A separate suite, not owner occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

AREA; AREA MEDIAN INCOME: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or nonmetropolitan county. In nonmetropolitan areas, the "area median income" is the higher of the county median family income or the statewide nonmetropolitan median family income.

ARTICLE 34 REFERENDUM: Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

ASSISTED HOUSING: Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202 Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplemental assistance), Community Development Block Grant (CDBG), FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. As of January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by the year 2002.

BELOW-MARKET RATE:

1. Any housing unit specifically priced to be sold or rented to low or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development

set standards for determining which households qualify as "low income" or "moderate income".

2. The financing of housing at less than prevailing interest rates.

BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDOUT: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

CALIFORNIA HOUSING REHABILITATION PROGRAM FOR OWNERS (CHRP-O):

CERTIFICATES, SECTION 8:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

DENSITY: The number of units per acre.

DENSITY BONUS: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under Californai law, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO): An agency of the State of California that provides funding for social services and weatherization programs.

DEVELOPABLE LAND: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

DWELLING UNIT (DU): A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

ELDERLY HOUSING: Typically one and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

EMERGENCY SHELTER: A facility that provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs.

EMPLOYMENT DEVELOPMENT DEPARTMENT (EDD): Maintains labor records.

ENUMERATION DISTRICT (ED): A geographical area designated by the Bureau of the Census for purposes of data collection.

FACTORY BUILT HOUSING: A dwelling unit as defined by Section 19971 of the Health and Safety Code and includes a dwelling unit which is either wholly or in substantial part manufactured at an off-site location and is assembled on-site. Factory built housing shall not be deemed to include a mobilehome, mobile accessory building or structure, a recreational vehicle, or a commercial coach.

FAIR HOUSING: Guarantee of equal right to housing for all people. Federally funded Fair Housing Program is operated locally by the Housing Authority.

FAIR MARKET RENT: The rent, including utility allowances, determined by the U.S. Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

FAMILY:

1. Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census].
2. An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

FARMERS HOME ADMINISTRATION (FmHA): Provides loans and grants for housing, community facilities and farming in rural areas.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The Federal Agency designated to respond to emergencies.

GOAL: A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

GROUP QUARTERS: Institutional living quarters and living quarters where there are nine or more persons unrelated to the person responsible for control of the dwelling unit.

HANDICAPPED: Person determined to have a physical impairment or mental disorder which is expected to be of long and indefinite duration. Many such impairments or disorders are of such a nature that the person's ability to live independently could be improved by appropriate housing conditions.

HEAD OF HOUSEHOLD (HH OR HOH): Individual designated as primary financial earner.

HEALTH AND HUMAN SERVICES (HHS): U.S. Department of Health and Human Services; a cabinet level department of the Federal Government that administers social services and health programs.

HOMELESS: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, 65583(c)(1) requires all cities and counties to address the housing needs of the homeless.

HOUSEHOLD: All those persons - related or unrelated - occupying a single dwelling unit.

HOUSEHOLDS, NUMBER OF: The count of all year-round housing units occupied by one or more persons. The concept of a household is important because the formation of new households generates the demand for new housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE STATE OF CALIFORNIA (HCD): The State agency that has principal responsibility for assessing, planning for and assisting communities to meet the needs of low and moderate-income households.

HOUSING ELEMENT: Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family". Under State law, Housing Elements must be updated every five years.

HOUSING AND URBAN DEVELOPMENT, U.S. DEPARTMENT OF (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

INCOME LEVELS:

VERY LOW INCOME: Less than 50 percent of the area or county median income.

Income levels, continued

OTHER LOWER INCOME: Between 51 percent and 80 percent of the county median income.

LOWER INCOME: Less than or equal to 80 percent of the county median income (i.e., combination of very low income and other lower income).

MODERATE INCOME: Between 81 percent and 120 percent of the county median income.

ABOVE MODERATE INCOME: Above 120 percent of the county median income.

LARGE FAMILY: A family composed of five (5) or more individuals living in a single unit, or adjacent units.

LOT OF RECORD: A lot that is part of a recorded subdivision or parcel of land that has been recorded at the county's recorder's office containing property tax records.

MANUFACTURED HOUSING: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards act of 1974 under the administration of the U.S. Department of Housing and Urban Development. Mobilehomes and factory built housing can be "manufactured housing" if they comply with the HUD standards.

MOBILEHOME: A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. Mobilehomes do not include recreational vehicles, commercial coaches, or factory built housing.

MODERATE REHABILITATION (MOD REHAB):

MODULAR HOME: A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by being subject to California housing law design standards, and lacking an integral chassis or permanent hitch to allow future movement.

OVERCROWDED:

OVERCROWDED UNIT: A dwelling unit in which the total number of rooms (other than kitchen, utility or bathrooms) are exceeded by the number of persons occupying the dwelling at a ratio greater than 1.01 persons per room.

SEVERELY OVERCROWDED UNIT: A dwelling unit in which the total number of rooms (other than kitchen, utility or bathroom) are exceeded by the number of persons occupying the dwelling at a ratio greater than 1.51 persons per room.

PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION (PCCDC): A local government agency that provides housing assistance, rehabilitation, weatherization and other community development services in Portola on a continuing basis. It is also Plumas County's Housing Authority.

POLICY: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program.

REGIONAL HOUSING NEEDS PLAN: A quantification by a council of governments (COG) or by California HCD of existing and projected housing need, by household income group, for all localities within a region.

REHABILITATION (REHAB):

REQUIRED REHABILITATION: A dwelling unit which in its present state, endangers the health, safety or welfare of its occupants in one or more respects, which cannot be defined as DECENT and which is economically feasible to repair.

BEYOND REHABILITATION: A dwelling unit which in its present state, endangers the health, safety or welfare of its occupants in one or more respects, and which is NOT economically feasible to repair.

ROOM: Enclosed area in a dwelling unit other than a kitchen, utility, closet, or bathroom space.

SECOND UNIT: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes referred to as a "granny flat", "mother-in-law unit", or "supplemental living unit".

SECTION 8 RENTAL ASSISTANCE PROGRAM: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market rent" of a unit as established by HUD, and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income. "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

SECTION 515: FmHA loan program for apartment financing in rural areas.

SHARED LIVING: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in a residential district by section 1566.3 of the California Health and Safety Code.

SITE BUILT HOUSING: Housing built in a conventional manner upon a site rather than in a factory and which is not manufactured housing.

SUBSTANDARD HOUSING: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

TRANSITIONAL HOUSING: Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

UNIFORM HOUSING CODE: State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code.

WEATHERIZATION (WX): The process of utilizing Federal and State funds in housing units for the purpose of lowering energy consumption in order to achieve energy and cost savings.

SECTION I. HOUSING ELEMENT REVIEW

The basic goals, objectives and programs of Portola's Housing Element have been carried out under extensions of those frameworks developed in the approved 1983 Housing Element; the program was formally continued through June 1992 by a Housing Element Amendment approved by the California Department of Housing and Community Development (HCD) on September 3, 1991. A review of those frameworks and performance is contained in this section.

New Construction

The new construction goals first stated in 1983 are here annualized and given the nine year inferred total that is the extension of those 1983 goals. Actual performance and what percent it represents of the Nine Year Goal is also shown by income level.

Income Level	5 Yr.Goal 1983-1988	Annual-ized	Nine Year Goal 1983-1992	Actual Units	Percent (%) of nine year goal Achieved
Very Low ¹	75	15	135	60	44
Low ²	70	14	126	18	14
Moderate ³	40	8	72	75	104
Total		37	333	153	46

1. Very low = A very low income family/household is one with 50% or less income adjusted for family size.
2. Low = A low (of lower) income family/household is one with an income below the median income, adjusted for family size.
3. Moderate = A moderate income family/household is one with an income between the median income and the high income, adjusted for family size.

Generally, Portola made good strides in providing newly built units for very low and moderate income households but was not as successful in providing new units for low income households.

Conservation and Rehabilitation

The same analyses and time extensions follow for conservation of existing affordable housing. Conservation includes rehabilitation, Section 8 and weatherization (wx) in the Element.

Income Level	5 Yr.Goal 1983-1988	Annual- ized	Nine Year Goal 1983-1992	Actual Units	Percent Achieved of Nine year Goal
Very Low	64	12.8	115	177	154(%)
Low	43	8.6	77	34	44
Moderate	23	4.6	41	10	24
Total		26	233	221	95

Portola was much more successful in meeting conservation goals, particularly for very low income households. The primary components of this success were the following programs:

Agency/Program	No. of Units Conserved	Income Group Served
Sierra Pacific Power Inc.-WX ¹	20	Low/mod
PCCDC-WX	90	very low
PCCDC-Sec. 8 Existing	45	very low
PCCDC-Sec. 8 Mod.Rehab	20	very low
PCCDC-CDBG Rehab	42	low/very low
PCCDC-CHRP-O	4	low/very low

1. See Glossary, page VII, for definitions of abbreviations, acronyms and programs.

Overall

Portola's new construction and conservation goals can be similarly extrapolated and combined through the nine year period. Similar analyses show overall progress in achieving Housing Element Goals:

Households to be served			
	Nine Year Goal 1983-1992	Households Served	Percent of Goal Achieved
Very Low	250	237	95 (%)
Low	203	52	26
Moderate	113	85	75
Total	566	374	66

Portola has made continuing use of governmental housing programs to improve its housing stock, particularly for low and very low income households. The following chronology reviews the extent and timing of assisted housing:

Year	Type of Development/Agent Developer	Number of Assisted units	Number of Very low Income Households Served June 1992
80 ¹	FmHA 515 Senior/Private	52	52
81 ¹	HUD Sec. 8 Ex./PCCDC	46	46
83	FmHA 502 home ownership	13	unknown
83 ¹	HUD Sec. 8 Mod rehab/PCCDC	20	20
84 ¹	FmHA 515 Family/Private	41	36
85	CDBG Rehab/PCCDC	21	12 ²
87	CDBG Rehab/PCCDC	21	8 ²
89 ¹	FmHA 515 Family/Private	24	24
91	CDBG Rehab/PCCDC	20 ³	underway
92 ¹	CHRP-O/PCCDC	4	2 ⁴

1. Ongoing through at least 1997
2. as of program closeout
3. projected units
4. program nearing completion 6/30/92

Portola has 117 permanently assisted FmHA Sec 515 Rental units and 20 long term Sec. 8 moderate rehabilitation units (through the year 1997 at least). The CHRP-O units have up to a 20 year term, meaning they will remain affordable to eligible households for a 20 year period. These 141 units with long term assistance, mean that 15.6% of all households in Portola reside in such units.

The CDBG rehabs have rent limitation agreements on the rental units that meet HCD standards. The Section 8 Certificate program in Portola has averaged 45 units for the last decade. Since these subsidies are tenant based, they fluctuate somewhat. The Plumas County Community Development Commission (PCCDC) provides housing assistance, rehabilitation and weatherization services in Portola on a continuing basis. PCCDC Weatherization is at the rate of 10 units per year. The 42 CDBG rehabs completed, the 46 Section 8 Existing units and the 13 FmHA Section 502 units total an additional 101 units that have received or are receiving major housing assistance, albeit of a less permanent nature than the FmHA rental program, Section 8 Moderate Rehabilitation (Sec. 8 MR) or California Housing Rehabilitation Program - Owner (CHRP-O). A total of 11.2% of all Portola units received this major, yet possibly temporary, assistance during the last nine years.

These units are not included in the above in order to prevent any possible duplication.

During the past decade, therefore, Portola has provided the means for the delivery of Housing Assistance to 242 units. This represents 26.8% of all 1990 Census housing units in Portola and compares favorably with the 18% poverty rate in the city.

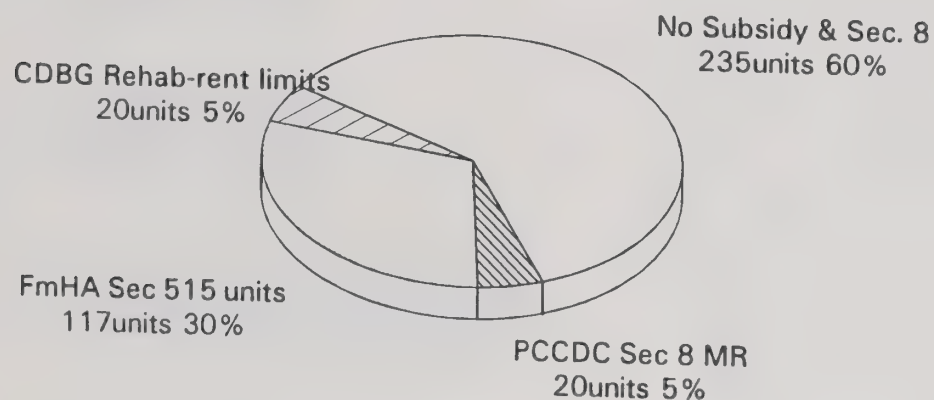
The combination of rehabilitation, new construction and conservation contemplated in the 1983 Housing Element has clearly proven to be an effective approach for delivering affordable housing for low and moderate income housing.

Particularly successful have been Portola's efforts to improve the affordability of rental units. There are 392 rental units as of the 1990 Census. The following charts show how those units are currently subsidized in terms of short term assistance (such as tenant-based Sec. 8 Existing Certificates or Community Development Block Grant [CDBG] rehabilitations [rehab] with Rent Limitation Agreements as of June 1992) as well as long term, "project based" assistance, extending at least through the 1997 Housing Element planning period (such as FmHA Sec 515 Rural Rental Housing projects or PCCDC's Sec 8 Moderate Rehab units).

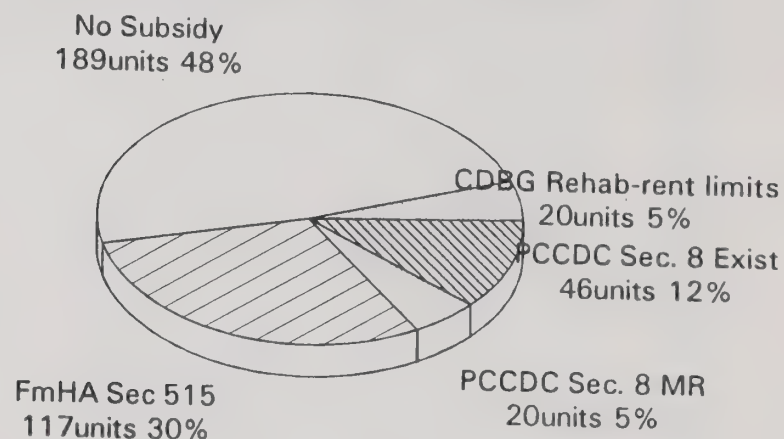
Thirty-four percent of all rentals in Portola have this long term assistance. Fifty-two percent of all rentals have either tenant based or project based assistance as of June 1992. A total of 52% of all households in Portola had incomes below \$20,000 per year in 1990 (the median income was \$18,878) so this relatively high level of assisted rental units compares favorably and appropriately with the overall need.

Comparison of Subsidized Rental units as part of all Rental Units (392) in Portola low/very low income units-1992

Project Based Subsidies through 1997



Long and Short Term Subsidies



Program/Number of Units/Percent of total number of rented units (2021)

Effectiveness of the Housing Element

Rentals

The Federal 1974 Housing Act set up a system of subsidies intended to encourage affordable rental housing through two basic economic mechanisms.

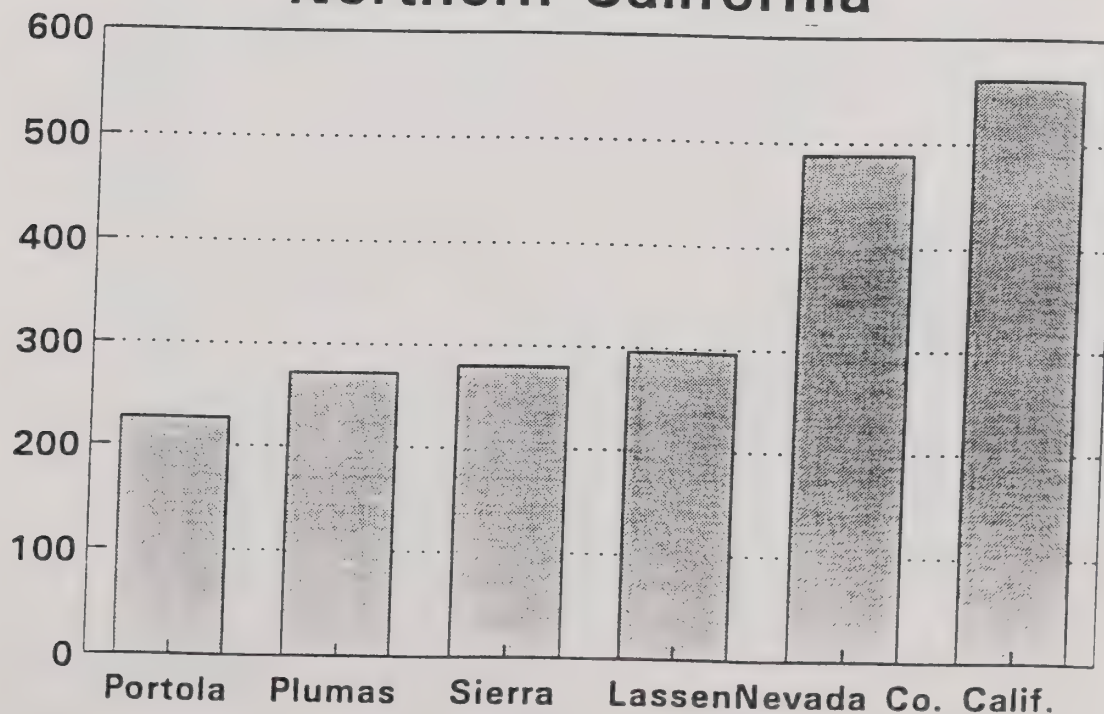
One approach was to provide mechanisms to repair the existing housing stock and stimulate new construction, thereby improving the decent and affordable housing supply. This first approach was to be accomplished through such mechanisms as Sec. 8 New Construction rent subsidies (FmHA Sec. 515 with rental assistance in rural areas), CDBG rehab and Sec. 8 Moderate Rehab. These are the so-called "project-based" subsidies where the underlying intent was to build or improve an affordable unit.

The second approach, so-called "tenant-based" rental assistance, was intended to increase the demand for affordable rentals by putting discretionary purchasing power in the hands of tenants who could choose, in theory, any privately owned unit to live in. This would increase tenant choice and stimulate the private sector to make available decent, safe and sanitary rental units within a maximum price level. The prime example of this is the Sec. 8 Existing (Certificate) program.

Portola has used these supply and demand stimuli to craft an affordable rental program that currently provides assistance to more than half the rental units in the city. The previous Housing Element has been quite successful in this area. A total of 35% of the rental units receive long-term, project based subsidies. An additional 17% of all rental units are currently receiving the shorter term, tenant based subsidies.

A comparison of rental costs in the City vs. elsewhere follows:

1990 Census: Rents Northern California



Ownership

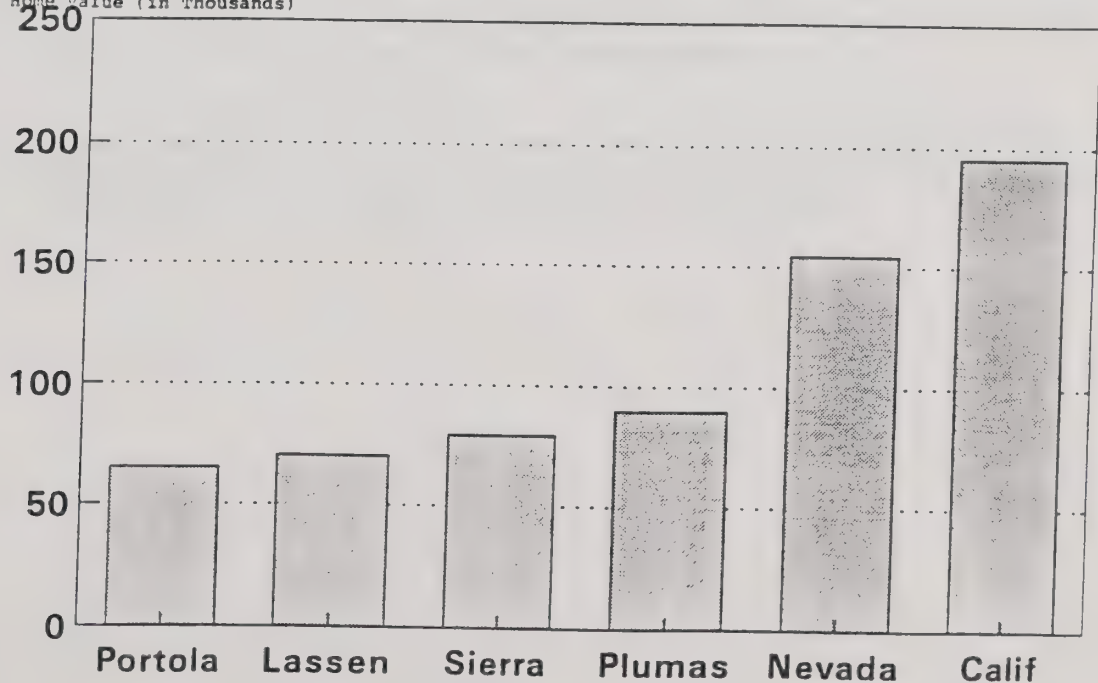
The price of owned housing in Portola continues to be much lower than such housing elsewhere. This leads to a higher percentage of homeownership in Portola, 57%, than elsewhere in California, in spite of the relatively lower incomes in the city. Median income Portolans have to pay 3.45 times their income for the median priced home whereas Californians must pay 5.46 times their median income for the median priced home. Affordability is much less of a problem in Portola than elsewhere in California. Using that as an underlying measure of Housing Element success, then Portola's homeownership efforts have been appropriate to the need.

Portola has not achieved its goals, however, in implementing some of the specific homeownership incentives for new units that were outlined in previous Housing Elements. It is expected that this situation will improve. Only 13 FmHA Sec. 502 new construction units have been produced in the last nine years, so the low and very low income residents have not been able to take full advantage of this deep subsidy program. Overall, Portola constructed enough new owner units to meet the population increase, but those new owned units were not always affordable to the low and very low income residents.

Portola was successful in conserving ownership units, and made available weatherization, CDBG rehab and CHRP-O rehab that successfully responded to the defined needs in that area.

1990 Census-Owner Occupied Northern California

Median Home Value (in Thousands)



Counties vs California

Progress in Implementation

A. Portola was very successful in carrying out planned Housing Element goals, objectives and programs in the following areas:

- New Construction of Rentals for low/very low income households
- Housing Rehabilitation for owner and rental units (low/very low)
- Weatherization for all income groups
- Rental Assistance (Conservation) for low and very low income
- New Construction Homeownership for moderate income households
- Maintenance of Affordability of owned and rental units
- Response to Special Housing Needs groups
- Prevention/Elimination of Governmental Constraints
- Implementation of a public/private affordable housing delivery system

B. Portola was moderately successful in the following areas:

- Provision of Homeownership for low income households
- Rehabilitation of moderate income units

C. Portola was unsuccessful in the following areas:

- Provision of Homeownership for very low income households
- Construction of Granny Flats

Appropriateness of Goals, Objectives and Policies

The great success in repairing the housing stock, providing rental assistance as well as constructing new subsidized rental units mandate that the primary focus in the new housing element be on preserving these significant improvements.

The lack of success in instituting affordable homeownership opportunities calls for significant new efforts in that area. The continued need for housing rehabilitation mandates aggressive pursuit of funding and implementation of programs.

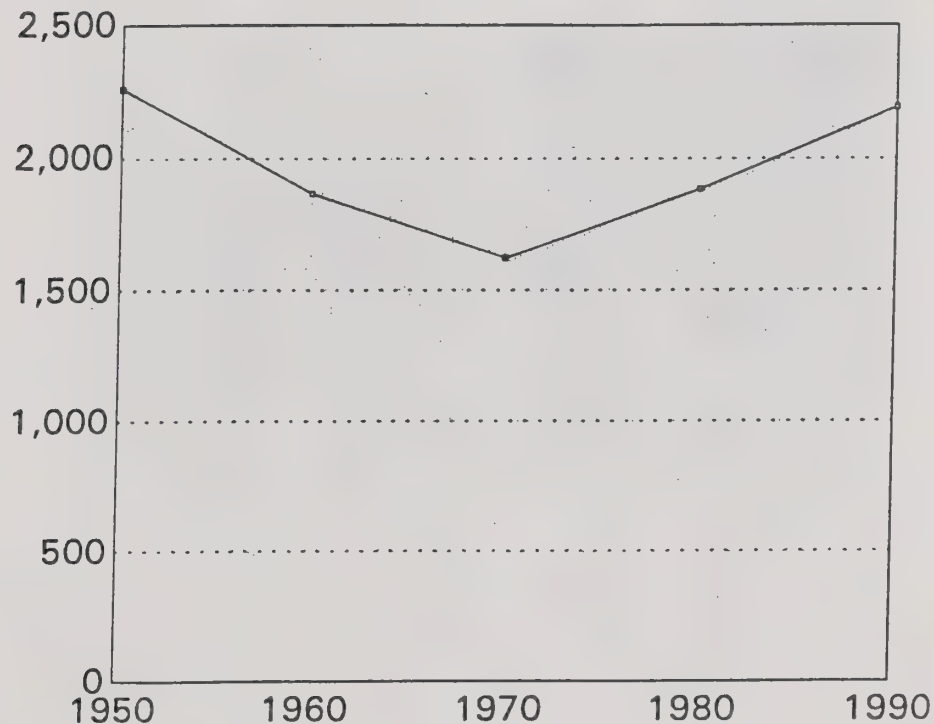
Section II. Housing Needs

General

The City of Portola has had a significant increase in population, 16.3%, as well as households, 21.3%, between 1980 and 1990 (based on the 1990 Census). All data shown in this 1992 Housing Element is 1990 Census unless otherwise noted. The population increase brings it back to the levels of 1950, prior to the lumber mill and railroad cutbacks that by 1970 had decreased the population by almost 25%. The trends are shown in the following population chart for the last forty years.

TABLE 3

PORTOLA POPULATION 1950 - 1990

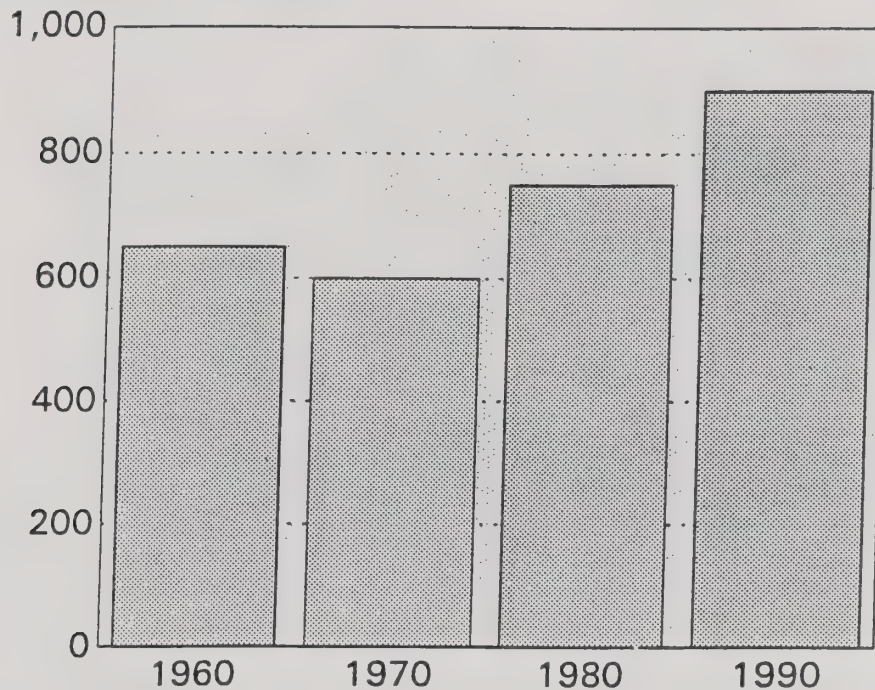


A. Households

The average size of households has decreased steadily from 2.87 in 1960 to 2.42 in 1990. Portola had a total of 903 households residing in housing units as of the 1990 Census. Five hundred and eleven of those units, 57%, are owner occupied units, slightly above the state ownership level of 55%. A total of 372, 43%, of the units are renter occupied. The following chart shows household trends over the last thirty years.

PORTOLA HOUSEHOLDS

1960 - 1990



census

The last decade also saw Portola build three separate, privately owned subsidized housing developments, authorize a number of FmHA single family homes and conduct vigorous housing rehabilitation and rental assistance programs throughout most of the decade.

B. Overpayment.

Portola's housing prices are much lower than the statewide average and somewhat lower than Plumas County's. The median income in Portola is \$18,878 vs. the statewide median household income of \$35,798. The median house value in Portola is \$65,200 vs. California's \$195,500. In general, Portolans pay 3.45 times their median income for the median owner unit, while statewide, Californians pay 5.46 times the median income for the median owner unit. Clearly, homeownership is much more accessible in Portola.

A similar affordability relationship exists for rental units. While Californians pay 18.8% of the median monthly household income for the median rental, city residents pay 14.4% (\$227) of that income for the city's median rental. However, even with this ability to buy more, overpayment remains a severe problem. The problems are particularly acute for households making under \$20,000 in annual income.

HOUSEHOLDS	OWNER HOUSEHOLDS	RENTER HOUSEHOLDS	TOTAL HOUSEHOLDS
Total Specified* Households	448	392	840
Paying more than 25% of Income	105 or 23 percent	225 or 57 percent	330 or 39 percent
Household Income Less Than \$24,000	180	290	470
Paying more than 25% of Income	66 or 37 percent	216 or 74 percent	282 or 60 percent

* "Specified" Households are as defined in the 1990 Census. The data is an estimate based on Census tables and does not represent a complete count of all households, however, it is the only available data which measures housing costs as a percent of income. The table uses households with incomes less than \$24,000 per year, the targeted income group identified for the small cities CDBG program.

The preceding chart, provided by HCD, provides information regarding household income for homeowners and renters. Specifically, it shows (A) the percent of each group paying over 25 percent of its income for housing; and (B) the percent of each group with household incomes below \$24,000 paying over 25 percent of its income for housing.

For all owner households (448), the chart shows that 105 (25%) pay over 25 percent of their income for housing. For those owner households with incomes less than \$24,000 (180 households), 66 (37%) pay over 25 percent of their income for housing.

For all renter households (392), the chart shows that 225 (57%) pay over 25 percent of their income for housing. For those renter households with incomes less than \$24,000 (290), 216 (74%) pay over 25 percent of their income for housing.

Two comments regarding the preceding information need to be made. First, home owners may choose to pay more than 25 percent of their income for the privileges, or benefits, of homeownership. They may choose the option of paying more, although they may lack funds for rehabilitation and operation and maintenance, due to having less discretionary income (based on the 25 percent standard). These homeowners may be targeted by the City for housing rehabilitation assistance.

Second, the chart provided by HCD uses the State's 25 percent of income standard for housing overpayment. However, the Federal standard is 30 percent. Portola has 203 federally subsidized rental housing units of a total of 392 rental units.

Thus, many families, 203, shown in the chart as over paying for housing, are actually receiving federal rent subsidies. In other words, while 216 renter households are earning less than \$24,000 and paying over 25 percent of their income for housing, most of them are actually paying between 25 and 30 percent of their income for housing.

Specifically, there are a variety of developments and rental subsidies that Portola uses to respond to overpayment on rental units. There are 117 FmHA rental units in three separate developments. There are 46 Sec. 8 Certificate units and 20 Sec. 8 moderate rehab units in Portola. There are, therefore, 180 subsidized units in the city which primarily serve those 225 households paying over 25% of their incomes for contract rent (81%). An additional 20 units have CDBG related rent limitation agreements in effect as of June 1, 1992.

Portola continues to make significant efforts to ease overpayment.

C. Special Housing Needs

1. Handicapped

A total of 369 persons over 16 years (16.8% of the total population) had a mobility or self care limitation as of the 1990 census.

The 16-64 year age group had 181 persons attesting to a work disability resulting from a mobility or self care limitation. Work disabilities with mobility or self care limitation were present in six people. Persons with work disability, yet showing mobility or self care limitations numbered a total of 1019 persons in this working age group had no disabilities.

The 65 and over group had 131 persons with a work disability and mobility or self care limitations. Six persons with work disabilities had no mobility/self care problems. There were 18 persons lacking work disabilities yet having some mobility and self care limitations. There were 179 persons in this age group lacking any such limitations.

The Section 8 Certificate Program serves 4 families with disabilities November 31, 1993. The Sec 8 Moderate Rehab program serves 4 disabled November 31, 1993. Additionally, 10 % of the FmHA assisted rental housing apartments, 117 total, are handicapped units (11).

2. Elderly

Portola's elderly population is higher than the State average. The median age is 35.5 as compared to 31.5 for all of California. Almost sixteen percent (15.7%) of Portola is 65 or older (345 persons), as compared with 10.5% of the State populace. The 60-64 year age group also shows that differential with Portola having 5.3% (117 persons) vs. California's 3.6%. Twenty-nine persons 65 or over were classed as below poverty (8.4%) vs. 315 above poverty. The overall Portola poverty level is 18.7%, so relatively speaking, elderly persons are not as poor as the rest of the populace. A total of 137 persons 65 or older live alone. This is 6.4% of Portola's population, more than double the State rate of 2.8%.

Portola had 153 owner households headed by a person 65 or older. The 90 renter households headed by a person 65 or older.

Portola has one 52 unit FmHA/Rental Assistance project (Portola Senior Center). An additional 7 clients 65 or older are served by the Certificate program October 31, 1993 by PCCDC. Two clients 65 or older are in rentals subsidized by PCCDC under the Sec. 8 Moderate Rehab program the same date. A total of 61 renter households 65 or older receive federal rental subsidies (68% of HH 65 or over). This demonstrates continued attention by Portola to this population group.

3. Large Households

Portola has relatively smaller households than California. There are 2.42 persons per household vs. California's 2.79. Portola's families average 2.98 people vs. the State's 3.32.

There are a total of 46 owner occupied units with five or more persons (9% of such units). Only 16 such units have over 6 persons.

There are 38 renter units with 5 or more persons (10.2%). Only 11 have more persons in the unit.

4. Farmworkers

A total of 768 persons have employment in Portola. Fifty-five persons have that their occupation is farming, forestry or fishing (7.1%).

The Plumas National Forest is the largest producer of timber in California. The recreational lakes north of Portola have abundant fish. These two areas make up the bulk of employment in this occupational sector. There are some grazing/haying operations on adjacent national forest lands and in nearby Sierra Valley. Farmwork is a minor employer for Portola citizens.

5. Families with Female Head

There is a large proportion of female-headed households in Portola: 17.8% vs. the State level of 16.6%. There are 107 family households in this category. This is the group evidencing the highest poverty rate in Portola. There are 180 children in this group, and fully 76% of them (137) are poor, according to the census. The children alone represent 6.2% of the City's population and 34% of all people in poverty.

These severe poverty statistics are slightly ameliorated by the higher than normal availability of subsidized housing and low housing costs in Portola, relative to elsewhere. This will be discussed more fully later but a short review of housing costs here may be useful.

	<u>Portola</u>	<u>California</u>
Median Contract Rent	227	561
Median Owner Occ. Value	65,200	195,500

Housing assistance to this group comes in the form of residence at the two FmHA family rental housing developments in Portola (24 and units). Pine Ridge Apartments has 15 female head of households (HOH) Sierra Pines Apartments has 28 female HOH as of June 1992. The Plumas Community Development Commission has 14 of the 20 Sec. 8 Mod Rehab. un Portola housing female HOH's and an additional 25 of the 46 Section 8 cate units in Portola have female HOH's as of June 1992.

A total of 82 female HOH's receive (June 1992) some form of federal rental subsidy. This represents 76% of Female HOH's, which equates well with the very high poverty statistics for this segment of the population.

6. Homeless

There are no homeless shelters in Plumas County or in the City of Portola. Homeless people are assisted by the Plumas Crisis Line which uses FEMA, HUD, HCD, and Federal HHS homeless funds either directly or through subcontracts with the Plumas County Housing Authority and Lassen-Plumas-Sierra Community Action Agency.

All homeless assistance is in the form of motel vouchers and referral to the Housing Authority. Records are not kept by Plumas Crisis Line as to the number of Portola residents served. The agency provided 679 person shelter days (P.S.D.s) countywide in 1991. If Portola's population used those PSDs on a proportional basis, then that would equate to 68 PSDs in 1991 in Portola. This is 5.7 PSDs per month or one PSD every five days. This level of need does not mandate a homeless shelter. Portola has adequate sites for such a shelter should the need greatly expand in the future.

D. Overcrowded Households

The 903 occupied housing units in Portola contained 59 units, representing 6.5% of all households, with more than 1.01 persons per room. This low incidence of overcrowding does not hold true for renter units. There are 41 rental units (11%) with more than 1.01 persons per room. Only 15 rental units have more than 1.51 persons per room. There are only 18 owner units with more than 1.01 per room (3.5%).

There are 2.49 persons per unit in Portola versus 2.84 in the State for owner occupied units. There are 2.32 persons per unit in Portola as contrasted with California's 2.74 for rental units. Overcrowding does not seem to be a pervasive problem in Portola, although rehabs featuring additions on rental units are needed.

E. Housing Units Needing Rehabilitation

The relative age of Portola's housing stock continues to call for rehabilitation. According to the 1990 census (updated through December 1991), the age of the stock is as follows:

<u>Age</u>	<u>Number of Units</u>	<u>Percent (%) of Units</u>
1939 & earlier	296	29
1940-1949	134	13
1950-1959	74	7
1960-1969	80	8
1970-1979	156	15
1980-1984	177	17
1985-1988	45	4
1989-3/90	40	4
4/90-12/91	19*	2

*City residential building permits

Half of the housing units are more than thirty years old and so, by virtue of their age alone, are candidates for rehabilitation. The latest citywide condition surveys were conducted in 1989, as part of the Housing Element planning period extension approved by HCD in late 1990 (Survey A) and in 1991 (Survey B) as part of a successful CDBG rehabilitation application.

Survey A - 1989

Area	Need Minor Repair	Need Major Repair
Citywide	87	56
ED 1	17	17
ED 2	24	23
ED 3	46	16

Survey B - 1991

This survey followed the HCD CDBG format. Sixty-three percent of the previously identified substandard units were surveyed as to the level of rehab. needed, with the following results:

Minor	5
Moderate	26
Substantial	22
Dilapidated	4

An extrapolation of the 53 units shown in the survey as needing rehab gives a total rehab need of 84 units.

This figure relates well to the 1989 figure since Portola has been conducting CDBG and other rehab programs throughout the intervening period. The housing's age and conditions mandate continuing rehab. efforts.

F. Units Needing Replacement

A similar extrapolation of the Survey B figure shows that 6 units are in need of replacement.

G. New Construction Needs

The five year planning period for this housing element is from July 1, 1992 to June 30, 1997. HCD finalized its Regional Housing Needs Plan covering Plumas County (and its only City - Portola) on September 27, 1991. That report covered the period January 1, 1991 to June 30, 1997.

[Portola saw completion of 17 new moderate priced owner units between January 1, 1991 and June 30, 1992, so new construction goals for that segment could be reduced by that amount for the January 1991 through June 1997 period which will be used as the planning period of this Housing Element. However, for purposes of this document they will be shown as being needed during the planning period this plan covers.]

Portola Household Projections

Income Level	July 1, 1997		July 1, 1992 to July 1997	
	Number of Households	Percent (%) of Households	Number of Households	Percent (%) of Households
Very Low	257	26.0	21	26.5
Other Lower	238	24.0	20	22.7
Moderate	106	10.7	9	10.1
Above Moderate	389	39.3	33	40.5
Total	990	100.0	83	100.0

Basic Construction Needs by Components:

	<u>Number of Units</u>
Household Increase	83
1990 Vacancy Need	<u>-6</u>
Subtotal	77
1997 Vacancy Need	8
Replacement Need 90-97	<u>16</u>
Total	101

By Income Group:

	<u>Number of Units</u>
Very Low	26
Other Lower	24
Moderate	-7*
Above Moderate	<u>40</u>
Total	84

*Amendments to HCD Needs occasioned by construction January 1991 through June 1992 (17 moderate income owner units).

H. Acceptance of Needs

There is no Council of Governments, so regional needs are determined by HCD. The Plan noted above has an effective date of September 1991.

I. Employment and Population.

Employed persons living in Portola increased from 581 to 755, 30%, from 1980-1990. This was a much greater increase than population, which increased by 16.3%. A look at the location of those jobs is instructive:

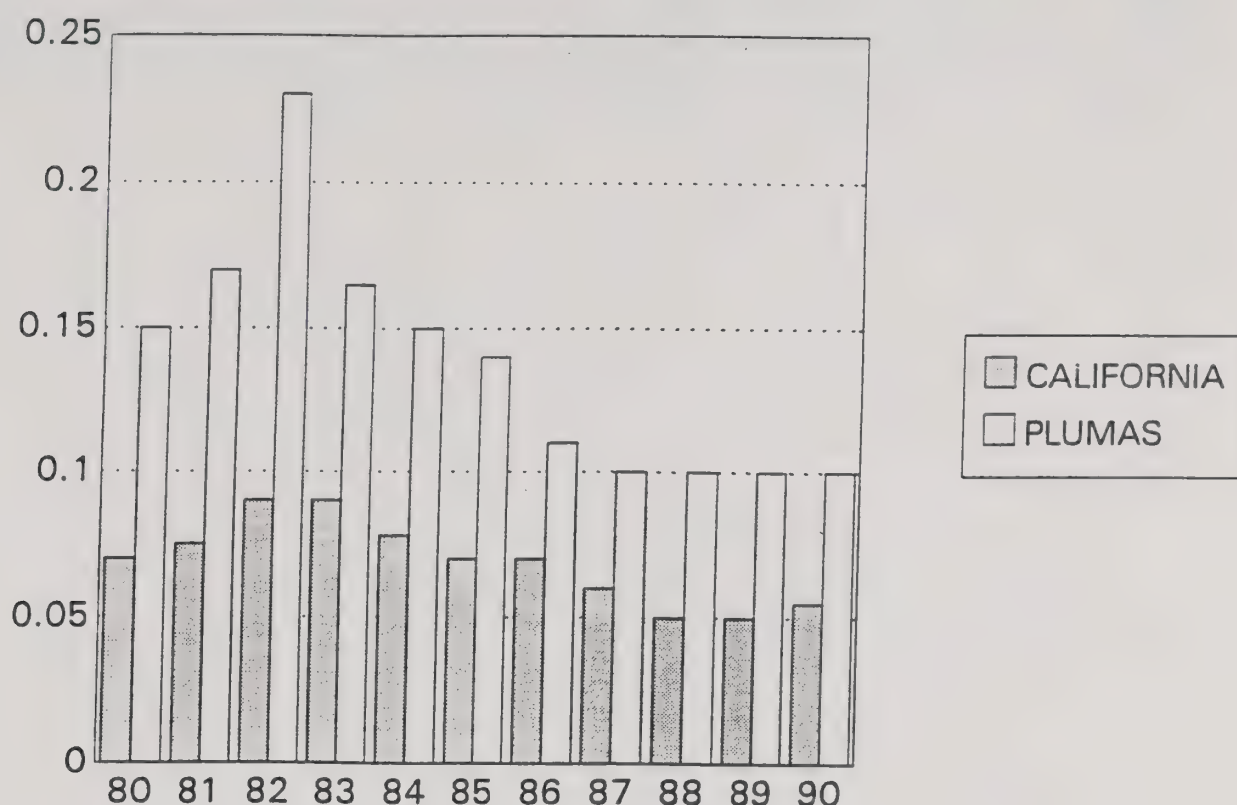
<u>Job Location</u>	<u>1980</u>	<u>1990</u>	<u>Percent (%)</u> <u>Increase</u>
In County of Residence	496	589	18.7
Outside County Of Residence	29	64	220.6
Outside State Of Residence	56	102	82.1

Portola is approximately 40 miles from Reno, Nevada. The large growth of employed people in Portola came primarily from Reno job growth as well as neighboring California Counties. Portola took on some of the characteristics of a bedroom community for Reno during the decade with 13.5 workers commuting there. This is a new phenomenon for Portola.

The 1990 census showed a total of 845 persons in the labor force in the city. The unemployment rate at the time of the census was 8.1% (69 persons). This correlates with the Plumas County unemployment rate of 9% in 1989. The employment picture, at least in Plumas County, has deteriorated significantly since the time of the Census (separate statistics are not kept by EDD for the city). The average County unemployment rate for 1991 was 12% vs. the State rate of 7.5%. The situation has deteriorated since and the March 1992 unemployment rate was a staggering 21.1%, as the full brunt of the recession continued to be felt in Plumas County.

A review of the relationship between the State and County unemployment rate over the last ten years shows Plumas' rate to be twice that of the state. Much of which can be attributed to the downturn in the local economy.

STATE AND PLUMAS UNEMPLOYMENT



The census showed the following occupations in Portola:
UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER

Managerial & Professional specialty occupations:		
executive, administrative, & managerial		58
professional specialty		109
Technical, Sales & Administrative Support:		
Technicians & related support		13
Sales		61
Administrative support, including clerical		71
Service Occupations:		
Private household		7
Protective service		12
Service, except protective & household		123
Farming, Forestry & Fishing Occupations		55
Precision production, craft & repair occupations		93
Operators, fabricators, & laborers:		
Machine operators, assemblers & inspectors		28
Transportation & material moving		110
Handlers, equipment cleaners, helpers & laborers		28

The ethnic makeup of Portola has changed in the last ten years. Portola had a 6.4% Hispanic heritage in 1980 (116 of 1974 persons). This figure increased to 9.3% as of the 1990 Census (206 of 2193 persons) versus the State percentage of 25.8. This population group increased by 77.5% in the City, while the overall population increased by 11% during the period.

SECTION III. LAND INVENTORY

Vacant lands zoned for residential development available within the City of Portola are delineated below. The following "Legend" explains the abbreviations used to describe each "site".

LEGEND

MAP AREAS:

ED = Enumeration district
SITE = area within the ED

HOUSING TYPES

SFU = single family unit
MFD = manufactured home

INCOME

VL = very low income, not exceeding 50% of area median income
L = low income, between 50 & 80% of area median income
M = moderate income, between 80 & 120% of area median income
AM = above moderate income, exceeds 120% of area median income

DENSITY:

LD = low density, 3 units per acre
MD = medium density, 8 units per acre
HD = high density, 17 units per acre
SP = specific plan

See Appendix B for Portola Enumeration District Map.

All sites listed below, with the exception of site 3, have water and sewer available either to the lots or to the area. Due to its size (360 acres), site 3 will need service lines extended into the development area. The City currently has enough service capacity to more than handle its current and future requirements under this document and its regional housing needs. It also plans to start working on increasing its water and sewer capacity by seeking funds from such sources as the Farmers Home Administration. It also plans to request and use a Community Development Block Grant to initiate planning regarding a redevelopment agency that could provide future funds for infrastructure expansion.

VACANT LANDS IN THE CITY OF PORTOLA BY ENUMERATION DISTRICT
(Sites correspond to map in Appendix B)

ENUMERATION DISTRICT 3:

SITE 1:

This area was subdivided in 1980; few lots have sold due to cost factors.

HOUSING TYPE: SFU
INCOME LEVELS: M/AM
ZONED DENSITY: MD
APPROX. NUMBER LOTS: 102

SITE 2:

Vacant parcel next to downtown commercial area and other apartment complexes.

HOUSING TYPE: MULTI-FAMILY
INCOME LEVELS: VL/L
ZONED DENSITY: HD
APPROX. NUMBER ACRES: 1
APPROX. NUMBER OF POTENTIAL UNITS: 17
Maximum allowed by zoning: 17
Realistic number of units: 15

SITE 3:

This is a Specific Plan area for developed recreation and residential development. Before development a Specific Plan will need to be approved.

HOUSING TYPE: MULTI-FAMILY, MOBILE, MFD., CONDOS
INCOME LEVELS: L/M/AM
ZONED DENSITY: LD/SP
APPROX. NUMBER ACRES: 360
APPROX. NUMBER OF POTENTIAL UNITS: 1080

SITE 4:

This area is a paper subdivision of small residential lots. There are services available but no paved streets. The topography is not conducive to single family home development at this density. Consolidation of the lots and cluster development would be necessary. There are several land owners.

HOUSING TYPE: MULT-FAMILY, MOBILE, MFD.
INCOME LEVELS: L/M
ZONED DENSITY: MD
APPROX. NUMBER LOTS: 28
APPROX. NUMBER OF POTENTIAL UNITS: 28

ENUMERATION DISTRICT 2:

SITE 5:

This area has irregular shaped large parcels.

HOUSING TYPE: SFU
INCOME LEVELS: M/AM
ZONED DENSITY: LD
APPROX. NUMBER LOTS: 21
APPROX. NUMBER OF POTENTIAL UNITS: 21

SITE 6:

These are vacant lots dispersed in an existing developed area. Mix of manufactured, mobile, duplexes and single family homes.

HOUSING TYPE: SFU, DUPLEX, MFD., MOBILE
INCOME LEVELS: L/M
ZONED DENSITY: MD
APPROX. NUMBER LOTS: 42
APPROX. NUMBER OF POTENTIAL UNITS: 42

SITE 7:

Subdivided into six parcels on paper, streets not in, but some improved street frontages.

HOUSING TYPE: MULTI-FAMILY
INCOME LEVELS: VL/L
ZONED DENSITY: HD
APPROX. NUMBER ACRES: 5
APPROX. NUMBER OF POTENTIAL UNITS: 85
Maximum allowed by zoning: 85
Realistic number of units: 75

ENUMERATION DISTRICT 1:

SITE 8:

These are vacant lots dispersed in an existing developed area. Mix of manufactured, mobile, duplexes and single family homes.

HOUSING TYPE: SFU, DUPLEX, MFD., MOBILE
INCOME LEVELS: L/M/AM
ZONED DENSITY: MD
APPROX. NUMBER LOTS: 37
APPROX. NUMBER OF POTENTIAL UNITS: 37

SECTION IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Controls

Portola updated its Land Use Element to the General Plan in 1990. The updated Element and subsequent revised zoning ordinance allows for cluster developments in Specific Plan Areas. It also allows for the following setbacks:

Front-20'
Side- 5'
Rear- 10'

The new zoning ordinance calls for 2 parking spaces per unit in low and medium density areas. High density calls for 1 1/2 spaces per unit.

The city is now divided into three density zones:

Low	14,520 sq. ft. per lot/dwelling unit
Medium	5,445 sq. ft. per lot/du
High	2,000 sq. ft. per lot/du.

These are modified to varying extents by "open space" and building coverage. Please see Appendix C for details. The densities allowed translate into the following number of units per acre per each density zone: Low density = 3 units per acre
Medium density = 8 units per acre
High density = 17 units per acre

The potential number of new dwelling units (DU) in these density zones is as follows:

<u>Density Zone</u>	<u>Potential new DUs</u>
Low	1101*
Medium	209**
High	102

* 1080 of these lots are in an area where a Specific Plan must be proposed and accepted prior to development.

** 130 of these lots are paper subdivisions with full services not available. See Sec III:Land Inventory.

The City of Portola actively seeks, encourages and promotes, residential and commercial development. Being a rural area, it has traditionally allowed manufactured and mobile home development. These continue to be allowed under existing law. The City has requirements for roof pitch based on snow load and building codes.

Land Use controls do not provide a significant constraint on affordable housing.

2. Codes and Enforcement

Portola uses the updated version of the Uniform Building Code (UBC). The City is implementing a code enforcement program, in conjunction with the code enforcement conducted as a part of the ongoing CDBG rehab program. CDBG uses Sec 8 existing as the rehab standard so owners are not forced to bring the entire structure up to Uniform Building Code when CDBG rehabs are accomplished. However, the City may implement a notice of land use restriction, or a Deed Restriction policy, for those units not fully in compliance with current uniform building code standards.

Codes and enforcement are not deemed to be restrictive, nor represent a significant constraint.

3. Improvements

Portola requires standard improvements in new subdivisions, e.g., curb, gutter, sidewalks, underground water, sewer, phone and cable, as well as paved roads. Rolled curbs are acceptable. Common trenching is allowed.

Portola has been forced to significantly improve its sewer in the last two years to remove a Regional Board Cease and Desist Order. This has been accomplished with City and SWRCB funding. Portola used CDBG planning funds in 1991 in order to define new water supply source options to replace the impending loss of purchased but not guaranteed water from nearby Lake Davis, a unit of the State Water Project. Using CDBG revolved funds and general funds, the city drilled an additional water supply well to 500'. That well was being pump tested for production pump and pipe sizing as of June 1992. The City continues to pursue this issue.

On/Off site improvements are not a significant constraint at this time although continued attention to the water supply and wastewater treatment facility is imperative.

4. Fees

Portola has relatively low fees and assessments which are lower than other communities in Plumas County and much lower than fees elsewhere in California. Individual Sewer hookup charges (June 1992) are \$1000, Individual Water hookup charges are \$1000, and an additional \$275 water meter charge was added in January 1992 pursuant to State law mandating water meters on new units.

These fee levels are not a constraint and may actually be considered an incentive.

5. Processing & Permits

Building permit fees are lower than Plumas County in that Portola uses a construction multiplier of \$39 @sq. ft. applied to a schedule vs. Plumas' \$60/sq. ft. applied to the same schedule. A 1200 sq. ft home requires \$652 for a plan check and building permit. Portola uses the UBC schedule. Tentative parcel map fees are \$250, while final map fees are \$500. Portola, due to its size, offers one stop processing for all permits.

These fee levels and procedures are not a constraint, and may actually be considered an incentive.

6. Other Governmental Constraints

Portola contracts with the Plumas County Community Development Commission & Housing Authority to operate its Housing Rehabilitation; and participate in its Sec. 8 program.

B. Nongovernmental Constraints

1. Availability Of Financing

Single family owner financing is secured through a locally owned bank, Plumas Bank, and Bank of America and Placer Savings and Loan, each of which loans on residential properties. Interest rates in 1992 are at low levels so financing is currently available at the most affordable levels in years. The Farmers Home Administration has financing for single family housing available through its County Office in Oroville, and financing for multi-family housing through its District Office in Redding. PCCDC packages FmHA single family loans as time allows, but recently a private, independent FmHA "fee packager" has offered that service in Portola.

Financing is not seen as a constraint at this time.

2. Price of Land

PCCDC, with the help of the city, investigated the possibilities of FmHA self help housing at the newest subdivision in Portola during early 1992. Although sufficient families did not respond to outreach, the developed lot prices were determined to be \$15,000 plus hookup fees noted above. The families who indicated an interest were referred to the independent FmHA fee packager. Those land prices are representative of single family prices for developed lots.

Land prices are not a severe constraint.

3. Cost of Construction

Three factors serve to inflate construction costs in Portola (and other mountain counties) versus the rest of California: snow load, cold temperatures and depth of trenches.

Snow loads of up to 100 lbs/sq. ft. on roof structures lead to the necessity for engineered roof trusses that are stronger than those designed for other parts of the state. This adds approximately \$500 to the cost of a home.

California Energy Commission insulation standards add perhaps \$1000 to unit costs since high levels of insulation are required in ceilings (R-38), and walls and floors (R-19). This is necessitated by the high level of Heating Degree Days in Portola. These added insulation requirements sometimes necessitate the use of 2x6 studs for walls versus the normal 2x4 studs to accomodate the additional insulation.

The cold weather also necessitates deeper than normal (>2') trenching for all water pipes as well as frost free hose bibs for all units. These items add perhaps \$500 to house costs.

Portola promotes energy conservation. All Title 24 regulations are applied; furthermore, the City offers weatherization through the Plumas County Community Development Commission's Department of Energy weatherization programs.

Construction costs obviously vary by the amount of amenities included. The range including profit is \$45-75@ sq.ft.. Using the lower end of that range, and previously noted costs, the following representative housing development cost can be predicted:

	\$
Land	15,000
Site improvements	3,500
Hookup fees	2,275
Building permit	395
Construction (1200 Sq. ft. @\$55)	66,000
Construction financing	3,000
TOTAL	\$90,170

This house cost is slightly above the Census' median priced house for Plumas County (\$89,900); significantly below the California median (\$195,500); and, substantially above the Portola Median (\$65,200). A family of four would need an annual income of \$38,000 per year to afford this house, assuming a 10% interest, 30 year note and 25% of income for mortgage payments. This income level is substantially above the Portola median income level of \$18,878.

Construction costs represent a constraint on the availability of affordable housing in Portola. Existing homes are affordable in the City but unsubsidized new construction is beyond the reach of the vast majority of residents.

4. Other Nongovernmental Constraints

The price of existing housing in Portola serves to mitigate the other constraints for present residents. Households, based upon incomes versus existing single family house prices, have a much better chance of securing affordable housing, in a real sense, than elsewhere in California. Relatively low market prices are augmented by adequate subsidies and performance standards (e.g., Sec. 8 Housing Quality Standards) on rentals.

SECTION V. GOALS, POLICIES AND QUANTIFIED OBJECTIVES

Goals

- I. PROVIDE A DECENT HOME IN A SATISFYING ENVIRONMENT FOR ALL COMMUNITY MEMBERS REGARDLESS OF AGE, RACE, SEXUAL GENDER, MARITAL STATUS, ETHNIC BACKGROUND, SEXUAL ORIENTATION, DISABILITY, INCOME OR OTHER ARBITRARY FACTORS.
- II. PROVIDE ADEQUATE HOUSING IN PORTOLA BY LOCATION, TYPE, PRICE AND TENURE, ESPECIALLY FOR LOW AND MODERATE INCOME HOUSEHOLDS AND SPECIAL NEEDS HOUSEHOLDS.
- III. ENCOURAGE SOUND GROWTH IN THE CITY THROUGH DESIGNATION OF SUITABLE AND ADEQUATE SITES FOR RESIDENTIAL DEVELOPMENT.
- IV. ENCOURAGE A BALANCE OF HOUSING DEVELOPMENTS FOR ALL ECONOMIC SEGMENTS IN PORTOLA.
- V. REDUCE ENERGY USE IN PORTOLA TO DECREASE HOUSING OPERATION COSTS AND CONSERVE RESOURCES.

Policies

Portola will continue to carry out the successful policies it has followed since 1983 to add to its supply of housing and conserve existing affordable housing. This includes the following policies that have been amended to incorporate subsequent changes and developments since Housing Element policies were last formally visited in 1983:

- A. Agressively seek housing rehabilitation and conservation resources through federal, state, local, public as well as private sources.
- B. Ensure the continuation of the high levels of assisted rental housing, through both project-based and tenant-based rental assistance programs.
- C. Assist public and private parties to develop homeownership opportunities, especially for low income households.
- D. Identify and remove governmental constraints on the provision of, or retention of, affordable housing
- E. Improve the usage of non-financial incentives to increase and maintain the supply of affordable housing.
- F. Public participation is encouraged in all aspects of Housing Development, please see Appendix C for the City's Citizen Participation Plan.

Quantified Objectives

The Quantified Objectives for the maximum number of housing units between 1992 through 1997 for very low, low, moderate, and above moderate income households follow:

	New Construction	Rehabilitation	Conservation
Very Low	5	15	178
Other Lower	10	15	5
Moderate	9	0	0
Above Moderate	40	0	0

As previously stated in Section IV, the City actively seeks, encourages and promotes residential development of all types.

New Construction

Portola currently has a significant supply of low and very low income rental units that are part of long term subsidy programs. The 117 FmHA rental units and the 20 Sec. 8 Mod Rehab units have "use controls" that will keep them affordable (see discussion under "Conservation") throughout the term of this Housing Element. The total of 137 units covered by these long term use controls represents 15% of all dwelling units in Portola and 35% of all rental units. Portola projects the construction of no new subsidized rental units during the planning period.

Portola will seek the construction of 15 new FmHA Sec. 502 or similar interest subsidized homeownership units during the period. This will be accomplished by working with PCCDC and the FmHA fee packager to identify and qualify additional clients (20 families were located in the previously noted self-help outreach in early 1992), and carry loan packages through to occupancy. (See Policy C). Ten units are predicted for the lower income segment and five units for very low.

Program #1: The City will pursue the construction of 15 FmHA Sec. 502 new construction units, or similar interest subsidized homeownership units. The City, with PCCDC, will determine the feasibility of an FmHA Sec. 502 Self-Help Program. PCCDC has already helped initiate a county wide tax-exempt Mortgage Revenue Bond Program. Eligible families will be encouraged to apply where appropriate. California Housing Finance Agency loans will be sought.

Objective: 15 units (5 per year)
5 very-low income units
10 low income units

Target Dates: 1995 through 1997

Responsible Party: City of Portola, PCCDC and if applicable, private fee packages, and private lenders.

Funding: Farmers Home Administration, Sec. 502
Private lenders
California Housing Finance Agency

Program #2: The City, in conjunction with PCCDC, will investigate the feasibility and applicability of the HOME program to Portola's situation. Unfortunately, this program currently requires matching funds which may prohibit its use by the City. This is another reason for the City to continue its pursuit of the establishment of a Redevelopment Agency. Meanwhile, PCCDC will monitor program changes that may allow the use of HOME monies to encourage homeownership in Portola.

Objective: 5 - 15 units

Target Date: On-going

Responsible Party: City of Portola and PCCDC

Funding: HOME funds

Please note that prior to the adoption of this housing element, new construction needs for moderate income households was satisfied between January 1991 through June 1992 as 188% of the 9 unit need was accomplished by the construction of 17 such units in that period. It is hoped that private market forces will take care of the above moderate segment.

Portola currently allows second units or "granny flats" with a conditional use permit in its residentially zoned area. This area covers the majority of developed lands in the city as well as a large portion of undeveloped lots (see Vacant Lands chart in Section III).

Rehabilitation

The Needs section defines that there is a need to rehabilitate 84 units in Portola. Portola will rehabilitate 30 units during the 1992 through 1997 period, thereby accomplishing 35.7% of the rehab need. The method of accomplishing this objective will be to complete an additional 10 units under the present CDBG rehab program with PCCDC. Thereafter, in 1993 and subsequently until funded, Portola will apply for additional CDBG or other rehab funds (FmHA, new CHRP-O, etc.) to accomplish an additional 20 units during the planning period. Portola will work with PCCDC to accomplish this objective. One half of the thirty units will be for low income and one half for very low income households. See Policy A.

Programs #3 & #4: The City, in cooperation with PCCDC, is completing the rehabilitation of eighteen, mainly rental, units under a CDBG Housing Rehabilitation Grant. PCCDC will also apply for a CDBG Planning Grant for the dual purpose of an income and housing survey geared toward the rehabilitation of owner occupied units.

#3

Objective: 30 units
15 very-low income units
15 low income units

Target Dates: 18 units - 1994
12 units - 1996

Responsible Party: City of Portola and PCCDC

Funding: Community Development Block Grant

#4

Objective: Income and Housing survey

Target Date: July 1994

Responsible Party: City of Portola and PCCDC

Funding: Community Development Block Grant Planning/
Technical Assistance Allocation.

Conservation.

Portola will seek the continuation of the high levels of assisted rental housing that it has experienced in the last decade. The specific programs to be conserved include:

Program	Total Units	VLI units
FmHA Rentals	117	112
Sec 8 Mod Rehab	20	20
Sec 8 Certificate	46	46
Total	183	178

These objectives carry out Policies A and B. Each of these programs, as well as other conservation approaches, has specific issues and concerns regarding their continuation and expansion:

FmHA Rentals: Project Based

Two of these projects, representing 65 units, were constructed after 1983 and so have full low income occupancy protections for their 40 year loan terms. The 52 unit senior project had funds committed in 1979 and so is subject to possible "prepayment." Therefore, it is possible its units could be lost as part of Portola's affordable housing stock.

The project's owner sent a letter to the Plumas County Community Development Commission on March 9, 1990 offering to sell the project to that entity. The PCCDC board approved an affirmative response to the sales offer on March 27, 1990. That response was supported by action of the Portola City Council on April 9, 1990.

PCCDC reported those actions to the owner in a letter dated April 19, 1990 and a follow-up letter on June 19, 1990. PCCDC would continue the operation of the project without a change in the 100% Rental Assistance. As of June 1, 1992, the owner had not made a formal Prepayment Request to FmHA so the status will continue to be monitored. PCCDC is on FmHA's mailing list for such issues and currently manages a Sec. 515 senior project in Chester (Plumas County). FmHA's State Multi-Family Coordinator has been informed of PCCDC's interest in this project.

Program #5: PCCDC will continue monitoring the 52 units Farmers Home Administration Section 515 Senior Project in Portola, for the purpose of acquisition and preservation of these low-income units. PCCDC has met with the President of the Low-Income Fousing Fund and the California Coalition for Rural Housing to develop a program to cover predevelopment expenses related to the acquisition. Although FmHA will provide permanent financing, it does not cover all the soft costs of acquisition. The City will support PCCDC's efforts to acquire predevelopment and permanent financing, and PCCDC's ownership of the project.

Objective: Acquisition and preservation of 52 low-income senior units

Target Date: ASAP/TBD

Responsible Party: City of Portola and PCCDC

Funding: Predevelopment Expenses TBD Mortgage Financing - Farmers Home Administration

Section 8 Moderate Rehab: Project Based

PCCDC currently provides Sec 8 subsidies on 20 scattered sites, privately owned units in Portola that were rehabilitated with the promise of 15 years of Sec. 8 rental assistance. These contracts will begin expiring at the end of 1997. The City will assist PCCDC in transferring these units to either Sec. 8 "project based" certificate units or regular Sec. 8 certificate units in 1996, a year prior to the date Sec. 8 MR contracts begin to expire. While those units under the Sec. 8 MR program will lose their long term affordability, a similar number of subsidized units should remain available to residents through the tenant based certificate program.

Program #6: PCCDC will continue working with the Department of Housing and Urban Development to ensure the continuation of some form of Section 8 assistance to cover its Section 8 Moderate Rehabilitation subsidies that are expiring. The City will support PCCDC's efforts with HUD.

Objective: Continuation of 20 Section 8 Moderate Rehabilitation units

Target Date: Fall 1997

Responsible Party: City of Portola and PCCDC
Funding: Department of Housing and Urban Development
Housing Assistance Payments program

Sec 8 Existing (Certificates): Tenant Based

PCCDC currently has 220 Sec. 8 Existing units throughout the County. Portola, with only 10% of the County population, has consistently used approximately 45, or 20%, of those units throughout the past decade. The figure on June 1, 1992, was 46 units. PCCDC has Annual Contributions Contracts for those units from the U.S. Department of Housing and Urban Development that expire at various times during the Planning Period. Portola will assist PCCDC in assuring the continued availability of these units through necessary communications with HUD on 15 year renewals of Annual Contributions Contracts with PCCDC.

Program #7: Continue implementation of Section 8 Existing units within the City. PCCDC, with the City's support, will work to assure the continuance of the Housing Authority's expiring contract authority.

Objective: Continuation of approximately 45, or 20%, of Housing Authority's Section 8 units.

Target Date: On-going

Responsible Party: City of Portola and PCCDC

Funding: Department of Housing & Urban Development-Housing Assistance Payments Program.

Other Conservation Issues

Rehabilitation of rental units through CDBG always involves the use of a 5 year Rent Limitation Agreement. Some CDBG units' tenants also receive Sec. 8 certificate subsidies after rehab (5 units were in this category on June 1, 1992). This comprehensive symbiotic relationship (benefitting the unit, tenant and owner) must be carefully monitored, particularly at the time of expiration of the Rent Limitation Agreement. PCCDC will annually report to the Council on the status of these units. A review of the expiration of the various RLAs follows:

<u>Number of RLA¹ Units</u>	<u>Current Sec 8 Tenants</u>	<u>RLA Expiration Date</u>
2	0	8/19/92
1	1	9/19/92
8	1	9/16/92
2	0	9/11/94
3	0	9/25/94
1	0	1/15/95
2	0	9/03/95
3	0	10/24/95
3	3	1/28/96

1. RLA = Rent Limitation Agreement for CDBG rehabs.

PCCDC will send each owner with an expiring RLA, the basic Sec. 8 Landlord packet (tailored to the units in question) prior to expiration.

Program #8: PCCDC, with the City, will encourage landlords who have had housing units rehabed with CDBG funds to accept Section 8 tenants upon expiration of their Rent Limitation Agreements.

Objective: Provision of Section 8 existing certificate to tenants of CDBG rehabed units

Target Date: On-going

Responsible Party: City of Portola and PCCDC

Funding: Department of Housing and Urban Development - Housing Assistance Payments Program

PCCDC continues to carry out DEO funded weatherization activities in Portola. These are done in two ways: (1) units are weatherized, thereby having various energy conservation measures put in place, and (2) weatherization is "piggybacked" with CDBG rehabilitation activities. PCCDC expects to continue at a rate of approximately 10 units per year. The City and PCCDC will continue to work with Sierra Pacific Power to continue their weatherization programs in Portola.

This responds to Policy E.

Program #9: Weatherize approximately 10 units per year to promote energy conservation, lower utility costs for low-income tenants, and promote tenant health and safety by providing a better living environment.

Objective: Weatherization of approximately 10 units per year

Target Date: On-going

Responsible Party: City of Portola and PCCDC

Funding: Department of Economic Opportunity - Weatherization Funds (including LIHEAP and DEO) Sierra Pacific Power Company

The City will work with the Plumas County Community Development Commission to formalize the County's Fair Housing Program. Information will be developed to inform City residents of their rights under fair housing laws. This information will be distributed community-wide. A staff person (one of the City's three office employees) will be designated the City's Fair Housing Officer (this function is currently performed by PCCDC). An outreach program will be developed and publicized.

Program #10: Develop a Fair Housing Program for the City, to inform residents of their rights under fair housing laws. Distribute this information community-wide.

Objective: Develop Program, designate Fair Housing Officer and distribute information community-wide.

Target Date: December 1994

Responsible Party: City of Portola and PCCDC

Funding: City's General Administrative Funds

In order to assess the City's progress toward implementing the goals of this Housing Element, the City will develop an annual monitoring plan. This plan will provide a framework and mechanism for evaluating the City's progress in implementing its goals, and reviewing those areas in which it did not succeed. This will be done in compliance with the appropriate state statutes, including Chapter 1030, Statutes of 1992 and Chapter 437, Statutes of 1993, that amended the annual reporting requirements pursuant to Government Code Section 65400.

Program #11: To assess the City's progress toward achieving the goals of its Housing Element, the City will develop and implement an annual monitoring plan.

Objective: Develop and implement Housing Element monitoring plan.

Target Date: September 1994

Responsible Party: City of Portola and PCCDC

Funding: City's General Administrative Funds

The City will review and develop as appropriate and as required by State statutes, a density bonus law pursuant to Government Code Section 65913.4, 65915, and 65917.

Program #12: Review and develop as appropriate and as required by statute, a density bonus law.

Target Date: December 1994

Responsible Party: City of Portola

Funding: City's General Administrative Funds

The City has publicized its public hearings throughout the community and in the local newspaper of record. In addition, the draft element is being provided to the following:

City Hall,
City Library,
Plumas County Planning Department,
Plumas County Health Department,
Plumas County Social Services Department,
Citizen Advisory Committee - City of Portola,
Almanor Residential Incorporated,
Senior Groups in Portola,
Plumas County Mental Health Department, and
Plumas Crisis Intervention and Resource Center.

CITY OF PORTOLA
1992 HOUSING ELEMENT UPDATE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
INITIAL STUDY, NEGATIVE DECLARATION AND
NOTICE OF DETERMINATION

I. BACKGROUND

1. Name of Proponent: CITY OF PORTOLA
2. Address and phone number of proponent:
P.O. BOX 1225
PORTOLA, CA 96122
(916) 832-4216
3. Date of checklist submitted: December 1993
4. Agency requiring checklist: CITY OF PORTOLA
5. Name of Proposal: PORTOLA GENERAL PLAN
1992 HOUSING ELEMENT
UPDATE

II. INTRODUCTION

The City of Portola is preparing its Housing Element Update for the Portola General Plan. The Housing Element is being prepared to comply with the provision of Section 65588(b) of the California Government Code.

The 1992 Housing Element identifies the need to construct 15 new residential dwelling units by June, 1997 in order to provide safe, decent and affordable housing for the expected population of 2,447. The current population total for the City is estimated to be 2,193 people. There are adequate existing residential parcels within the City which could accomodate the contruction of 15 residential units. Consequently, there would not be a need to approve any subdivision maps or special use permits in order to implement the policies and implementation programs of the Housing Element, which supports the finding of no significant impacts for the project.

III. ENVIRONMENTAL IMPACTS -- INITIAL STUDY

The following questions are used to determine if the proposed project, the City of Portola 1992 Housing Element, may have any potentially adverse significant impacts on the environment. This Initial Study has been prepared for the City of Portola pursuant to CEQA Guidelines Section 15063 (June, 1992).

IV. ENVIRONMENTAL IMPACTS:	YES OR NO	IF YES, IS IT SIGNIFICANT? YES OR NO
1. EARTH. Will the proposal result in:		
a. Unstable earth conditions or in changes in geologic substructures?	NO	
b. Disruptions, displacements, compaction or overcovering of the soil?	YES	NO
c. Change in topography or ground surface relief features?	NO	
d. The destruction, covering or modifica- tion of any unique geological or physical features?	NO	
e. Any increase in wind or water erosion of soils, either on or off the site?	NO	
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, or inlet or lake?	NO	
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	NO	
2. AIR. Will the proposal result in:		
a. Substantial air emissions or deter- ioration of ambient air quality?	NO	
b. The creation of objectionable odors?	NO	
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	NO	

ENVIRONMENTAL IMPACTS:

YES
OR NOIF YES, IS IT
SIGNIFICANT?
YES OR NO

3. WATER.

Will the proposal result in:

- | | | |
|--|-----|----|
| a. Changes in currents, or the course of direction movements, in either marine or fresh waters? | NO | |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | YES | NO |
| c. Alterations to the course of flow of flood waters? | NO | |
| d. Change in the amount of surface water in any water body? | NO | |
| e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to temperature, dissolved oxygen or turbidity? | NO | |
| f. Alteration of the direction or rate of flow of ground waters? | NO | |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | NO | |
| h. Substantial reduction in the amount of water otherwise available for public water supplies? | NO | |
| i. Exposure of people or property to water related hazards such as flooding? | NO | |

4. PLANT LIFE.

Will the proposal result in:

- | | |
|---|----|
| a. Change in the diversity of species, or number of any species of plants? | NO |
| b. Reduction of the numbers of any uniques, rare or endangered species of plants? | NO |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | NO |
| d. Reduction in acreage of any agricultural crop? | NO |

ENVIRONMENTAL IMPACTS:

YES
OR NOIF YES, IS IT
SIGNIFICANT?
YES OR NO

5. ANIMAL LIFE.

Will the proposal result in:

- a. Change in the diversity of species, or number of any species of animals? NO
- b. Reduction of the numbers of any unique, rare or endangered species of animals? NO
- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? NO
- d. Deterioration of existing fish or wildlife habitat? NO

6. NOISE.

Will the proposal result in:

- a. Increases in existing noise levels? NO
- b. Exposure of people to severe noise levels? NO

7. LIGHT AND GLARE.

Will the proposal produce new light or glare? NO

8. LAND USE.

Will the proposal result in a substantial alteration of the present or planned land use of an area? NO

9. NATURAL RESOURCES.

Will the proposal result in an increase in the rate of use of any natural resources? NO

10. RISK OF UPSET.

Does the proposal involve:

- a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? NO
- b. Possible interference with an emergency response plan or an emergency evacuation plan? NO

ENVIRONMENTAL IMPACTS:

YES
OR NOIF YES, IS IT
SIGNIFICANT?
YES OR NO

11. POPULATION.

Will the proposal alter the location,
distribution, density or growth rate
of the human population of an area?

NO

12. HOUSING.

Will the proposal affect existing
housing, or create a demand for
additional housing?

YES

13. TRANSPORTATION/CIRCULATION.

Will the proposal result in:

a. Generation of substantial additional
vehicular movement?

NO

b. Effects on existing parking facilities,
or demand for new parking?

NO

c. Substantial impact upon existing trans-
portation systems?

NO

d. Alterations to present patterns of
circulation or movement of people and/
or goods?

NO

e. Alterations to waterborne, rail or air
traffic?

NO

f. Increase in traffic hazards to motor
vehicles, bicyclists or pedestrians?

NO

14. PUBLIC SERVICES

Will the proposal have an effect upon,
or result in a need for new or altered
governmental services in any of the
following areas:

a. Fire protection?

NO

b. Police protection?

NO

c. Schools?

YES

NO

d. Parks or other recreational facilities?

NO

e. Maintenance of public facilities,
including roads?

NO

f. Other governmental services?

NO

15. ENERGY.

Will the proposal result in:

a. Use of substantial amounts of fuel or
energy?

NO

b. Substantial increase in demand upon
existing sources of energy or require
the development of new sources of
energy?

NO

ENVIRONMENTAL IMPACTS:

YES
OR NOIF YES, IS IT
SIGNIFICANT?
YES OR NO

16. UTILITIES AND SERVICE SYSTEMS.

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- | | |
|------------------------------|----|
| a. Power or natural gas? | NO |
| b. Communications systems? | NO |
| c. Water? | NO |
| d. Sewer or septic tanks? | NO |
| e. Storm water drainage? | NO |
| f. Solid waste and disposal? | NO |

17. HUMAN HEALTH.

Will the proposal result in:

- | | |
|---|----|
| a. Creation of any health hazard or potential hazard (excluding mental health)? | NO |
| b. Exposure of people to potential health hazards? | NO |

18. AESTHETICS.

Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

NO

19. RECREATION.

Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

NO

20. CULTURAL RESOURCES.

Will the proposal:

- | | |
|--|----|
| a. Result in the alteration or destruction of a prehistoric or historic archaeological site? | NO |
| b. Result in adverse physical or aesthetic effect to a prehistoric or historic building, structure or object? | NO |
| c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | NO |
| d. Will the proposal restrict existing religious or sacred uses within the potential impact area? | NO |

ENVIRONMENTAL IMPACTS:

YES
OR NO

IF YES, IS IT
SIGNIFICANT?
YES OR NO

21. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? NO
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? NO
- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant). NO
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? NO

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

The purpose of the following analysis is to provide documentation of the "YES" answers provided to the environmental impacts questions, as well as provide a factual basis for determining whether the proposed project will have any significant effect on the environment.

EARTH (#1)

Residential development activity could cause minor disruption, displacement, compaction or overcovering of currently pervious soil areas. Only 15 new residential dwelling units are forecasted for construction in the Housing Element. These units will be built on parcels that are surrounded by streets and/or existing development, so this is not a significant impact. No large scale private projects have been submitted to the City for development approval. Existing zoning and development code regulations provide for adequate review and mitigation measures being imposed if adverse environmental conditions are identified at a project site. This is not a significant increase and no major physical impacts to the environment are anticipated.

WATER (#3)

Residential development activity could cause a minor change in absorption rates, drainage patterns, or the rate and amount of surface runoff due to construction on currently pervious areas. Only 15 new residential dwelling units are forecasted for construction in the Housing Element. This is not a significant increase and no major physical impacts to the environment are anticipated.

POPULATION (#11)

Residential development activity could cause a minor change in the location, distribution, density or growth rate of the population of the City by locating 15 new residential units in any particular section of the City. This is not a significant increase and no major physical impacts to the environment are anticipated.

HOUSING (#12)

New residential development activity, including a minimum need of 15 new units to house the estimated population, could cause a minor change in the existing housing stock, or create a demand for additional housing as the City improves it's image as a desirable place to work and live. The Housing Element establishes a goal of rehabilitation approximately 30 existing residential

units to improve the health and safety conditions of the residents, and construction of 15 new low income units with Federal, State or non-profit funds. No significant impact is anticipated by these activities.

New residential development activity could cause a minimal increase in the demand for existing parking facilities, and for new parking. Again, given the increase forecasted, this is not a significant impact.

PUBLIC SERVICES (#14)

New residential development activity could cause a minor change in the enrollment rates for the elementary, intermediate and high school facilities.

MANDATORY FINDINGS AND SIGNIFICANCE (#21)

The project, as currently planned, does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Also, the project does not have any apparent environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals, and will not result in a substantial loss of land with significant resource values.

The project does NOT have impacts which are individually limited, but cumulatively considerable, since the project will allow planned development to proceed that is consistent with the adopted Portola General Plan.

SUMMARY OF ENVIRONMENTAL ANALYSIS

This Initial Study has been prepared pursuant to CEQA Guidelines Section 15063 and documents on a factual basis that there is no substantial evidence the proposed 1992 Portola Housing Element update or any of its aspects may cause a significant effect on the environment and that a Negative Declaration can be prepared pursuant to CEQA Guidelines 15063-b-2.

V. MITIGATION MEASURES

 X None required.

 The following mitigation measures listed below are to be incorporated into the proposed project.

VI. CONCLUSIONS

The proposed project will not have a significant adverse impacts on the environment for the following reasons:

1. It will NOT conflict with adopted environmental plans and goals in the community;
2. It will NOT have a substantial, demonstrable negative aesthetic effect;
3. It will NOT substantially affect a rare or endangered species of animal or plant or habitat of the species, or substantially diminish habitat for fish, wildlife or plants;
4. It will NOT interfere substantially with the movement of any resident or migratory fish or wildlife species;
5. It will NOT breach published national, state or local standards relating to solid waste or litter control;
6. It will NOT substantially degrade water quality, or contaminate a public water supply and will NOT result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board;
7. It will NOT substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge;
8. It will NOT disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group, or a paleontological site;
9. It will NOT induce substantial growth or concentration of population;
10. It will NOT cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
11. It will NOT displace a large number of people;
12. It will NOT encourage activities which result in the use of large amounts of fuel, water or energy, or use fuel, water, or energy in a wasteful manner;

13. It will NOT increase substantially the ambient noise levels for adjoining areas;
14. It will NOT cause substantial flooding, erosion or siltation;
15. It will NOT expose people or structures to major geological hazards;
16. It will NOT extend a sewer trunk line with capacity to serve new development;
17. It will NOT disrupt or divide the physical arrangement of an established community;
18. It will NOT create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animals or plant populations in the area;
19. It will NOT conflict with established recreational, educational, religious or scientific uses of the area;
20. It will NOT violate any ambient air quality standards, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollution concentrations;
21. It will NOT convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land;
22. It will NOT interfere with emergency response plans or emergency evacuation plans;
23. It will NOT occur to the disadvantage of long-term environmental goals;
24. It will NOT result in the adverse cumulative impacts;
25. It will NOT result in adverse growth inducing impact;
26. It will NOT result in substantial adverse effects on human beings either directly or indirectly.

VIII. DETERMINATION

On the basis of this initial evaluation:

 X I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

 I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

 I find the proposal project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

PREPARED BY: MARTIN A. ZONE PHONE: . 916-283-2466

SIGNATURE: _____ DATE: November 1, 1993

NOTICE OF DETERMINATION

TO: _____ Office of Planning & Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Portola
City Clerk's Office
P.O. Box 1225
Portola, CA 96122

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or
21152 of the Public Resources Code.

Project Title: _____

City of Portola 1992 Housing Element Update.

State Clearinghouse Number
N/A

Contact Person
Stacy MacDonald
Portola Administrator

Telephone
916-832-4216

Project Location:

City of Portola, Plumas County, California

Project Description: Adoption of the 1992 Housing Element Update for the Portola General Plan, including goals, policies and implementation programs to foster new construction, rehabilitation and conservation of housing units for all income and ethnic groups. The 1992 Housing Element identifies the need to build approximately 15 new dwelling units by 1997.

This is to advise that City of Portola, City Council _____ (Lead/Responsible Agency) has approved the above-described project and has made the following determinations regarding the above-described project:

1. The project _____ will, XXXX will not, have a significant effect on the environment.
2. _____ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. EIR # _____.
- XX A Negative Declaration was prepared for this project pursuant to provisions of CEQA. ND # _____.

The EIR or Negative Declaration and record of project approval may be examined at:

City Clerk's Office, 47 3rd Ave., Portola, CA 96122

3. Mitigation measures _____ were, XX were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations _____ was, XX was not, adopted for this project.

FILED _____

Signature _____

By _____

APPENDIX C

CITIZEN PARTICIPATION PLAN - CITY OF PORTOLA

The City of Portola will solicit and consider public input at appropriate times, per Section 7080 of Title 25 of the Health and Safety Code, during the Community Development Block Grant (CDBG) application process and program implementation. This will include opportunity for the participation of all persons who may be affected by the program, especially persons with incomes in the targeted income group.

Specifically, public comment will be solicited during program design and preparation of the CDBG application; the preparation of the annual performance report required in Section 7110; the preparation of any program amendments which constitute a reallocation of more than ten percent (10%) of the total program budget; and the preparation of any program amendments which constitute changes in policies, standards, or criteria for program implementation. Other meetings will be held as needed in accordance with Section 7080.

Advertisement will contain, where appropriate information concerning the amount of funds available, the range of eligible activities, the proposed use of the funds, the opportunity for both oral and written comments, the place(s) where background information (including the regulations, a copy of the proposed application and any written comments and responses) may be viewed.

The Plumas County Community Development Commission Rehabilitation Specialist is designated to assist citizens with any concerns about the CDBG process.

All meetings will be held in locations accessible to handicapped individuals. TDD access will also be available. Minutes will be kept in the Citizen Participation file.

Although there is no expectation of significant citizen participation by non-English speaking residents, accommodations will be made upon request.

The City will make every effort to respond within 15 days to any written comments received.

All written comments and responses will be part of the Citizen Participation file.

SELECTED PORTOLA ZONING INFORMATION

Title 17ZONING*Chapters:

<u>17.04</u>	<u>General Provisions</u>
<u>17.08</u>	<u>Definitions</u>
<u>17.09</u>	<u>Interpretation, Construction and Enforcement</u>
<u>17.12</u>	<u>Zoning Map</u>
<u>17.13</u>	<u>Zoning Maps--Annexed Lands</u>
<u>17.16</u>	<u>Districts</u>
<u>17.18</u>	<u>Residential Districts</u>
<u>17.21</u>	<u>S-R Suburban Residential District</u>
<u>17.22</u>	<u>E-R Estate Residential District</u>
<u>17.23</u>	<u>LDR Low Density Residential District</u>
<u>17.24</u>	<u>MDR Medium Density Residential District</u>
<u>17.25</u>	<u>HDR High Density Residential District</u>
<u>17.26</u>	<u>RR Rural Residential District</u>
<u>17.27</u>	<u>Mobile Homes</u>
<u>17.30</u>	<u>C-1 Neighborhood Retail District</u>
<u>17.37</u>	<u>C-2 General Commercial District</u>
<u>17.40</u>	<u>M-1 Light Industrial District</u>
<u>17.44</u>	<u>OS Open Space Zone</u>
<u>17.45</u>	<u>River Recreation Zone</u>
<u>17.46</u>	<u>TPZ Timber Preserve Zone</u>
<u>17.47</u>	<u>Overlay Zones</u>
<u>17.48</u>	<u>P-C Public and Civic District</u>
<u>17.49</u>	<u>Utility Zone</u>
<u>17.50</u>	<u>Landfill Zone</u>
<u>17.51</u>	<u>IZ Interim Zone</u>
<u>17.52</u>	<u>P.P. Precise Plan District</u>
<u>17.60</u>	<u>Yards, Fences, Walls and Hedges</u>
<u>17.61</u>	<u>Conditional Uses</u>
<u>17.62</u>	<u>Variances</u>
<u>17.63</u>	<u>Accessory Uses and Buildings</u>
<u>17.72</u>	<u>Nonconforming Uses and Buildings</u>
<u>17.74</u>	<u>Site Plan</u>
<u>17.75</u>	<u>Off-Street Parking</u>
<u>17.76</u>	<u>Signs</u>
<u>17.80</u>	<u>Applications to Planning Agency</u>
<u>17.82</u>	<u>Public Hearings</u>
<u>17.86</u>	<u>Amendments</u>
<u>17.87</u>	<u>Appeals</u>
<u>17.88</u>	<u>Enforcement</u>
<u>17.89</u>	<u>Violations</u>

* For statutory provisions on planning in general, see Gov. Code §65000 et seq.; for provisions authorizing cities to regulate the use of land and buildings, see Gov. Code §65850.

17.22.110 Storage. Where an enclosed garage is not provided, an enclosed storage space of a minimum eight feet high with one hundred square feet of floor space is required. (Ord. 203 §1(part), 1984).

17.22.120 Maintenance of horses. The maintenance of all horses on any lot in an E-R district shall be as follows:

A. Structures and enclosures used to confine horses shall be kept at a minimum of seventy feet from any front lot line, any building used for human habitation, public use and commercial services on adjoining property. Wherever the words "keeping" or "kept" are used in this title, they mean and include maintaining, grazing, riding, or leading of horses to and from the premises in order to gain access to a bridle path, alley or street.

B. Fences shall maintain a height of at least five feet and shall be of such construction as to preclude the escape of horses. (Ord. 203 §1(part), 1984).

17.22.130 Weed abatement. Clearance of understory except vegetation to be retained as ornamentals shall be required to a distance of thirty feet surrounding all dwelling units. Cleared areas shall be revegetated with fire retardant understory and groundcovers. (Ord. 203 §1(part), 1984).

Chapter 17.23

LDR LOW DENSITY RESIDENTIAL DISTRICT

Sections:

- 17.23.010 Intent.
- 17.23.020 Permitted uses.
- 17.23.030 Conditional uses.
- 17.23.040 Accessory uses.
- 17.23.050 Building site area.
- 17.23.060 Yards.
- 17.23.070 Building height.
- 17.23.080 Lot coverage.
- 17.23.090 Signs.
- 17.23.100 Off-street parking.

17.23.010 Intent. The medium density residential districts, designated herein by the symbol LDR, are intended to protect established neighborhoods of single-family dwellings and provide for additional developments of this kind, with appropriate community facilities. LDR districts may be divided into several density categories, and a suffix number shall indicate a minimum lot area in each density class.

Low density residential districts are intended to correlate with the low density residential designation expressed by the general plan. (Ord. 203 §1(part), 1984).

17.23.020 Permitted uses. The following are principal uses permitted in an LDR district:

- A. One primary single-family dwelling unit on a lot;
- B. Garden, orchard and field crop. (Ord. 203 §1(part), 1984).

17.23.030 Conditional uses. The following are conditional uses in the LDR district, permitted only when authorized pursuant to Chapter 17.61:

- A. Mobile home park;
- B. Church;
- C. School, attendance at which satisfies the requirements of the compulsory education laws of the state;
- D. Utility or public service facility when operating requirements necessitate its location within the district, but not including a storage garage, machine shop, or corporation yard;
- E. Recreation facility, owned and maintained by an agency of the city, county, or state;
- F. Community clubhouse;
- G. Parking lot, when established to fulfill the parking space requirements of a use occupying abutting property;
- H. Day nursery and day care center;
- I. Nursing home and rest home serving six or fewer adults. (Ord. 203 §1(part), 1984).

17.23.040 Accessory uses. In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the LDR district:

- A. Recreational vehicles can be stored on any lot provided that required off-street parking areas are not utilized and access thereto is not obstructed. No vehicles so stored shall be occupied;
- B. An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements;
- C. Home occupations as approved by the planning agency pursuant to Section 17.63.020;
- D. Child care of not more than six children excluding members of the resident family. (Ord. 203 §1(part), 1984).

17.23.050 Building site area. Except as otherwise provided in the case of density classes, every building site in the LDR district shall have an area not less than fourteen

thousand five hundred twenty square feet. The minimum lot depth shall be one hundred feet. Maximum density per acre allowed is increased to four and one-half dwelling units per acre as allowed in the general plan through allowance of second units. (Ord. 203 §1(part), 1984).

17.23.060 Yards. The minimum requirements for yards in and LDR district shall be as follows:

A. Depth of front yard, subject to the exceptions set forth in Chapter 17.60: twenty feet;

B. Depth of rear yard: ten feet;

C. Width of side yard along the street lot line of a corner lot, subject to the exceptions set forth in Chapter 17.60: ten feet;

D. Width of side yard along the interior side lot line: five feet; a clearance of ten feet shall be maintained between all residential buildings and between any residential building and accessory structure. (Ord. 203 §1(part), 1984).

17.23.070 Building height. No building in an LDR district shall have more than two and one-half stories nor shall it exceed a height of thirty-five feet. No accessory structure shall have a height in excess of fifteen feet. (Ord. 203 §1(part), 1984).

17.23.080 Lot coverage. The coverage of a lot in a low density district shall not exceed forty percent of the area of the lot. The lot coverage calculation shall be made by excluding architectural and other features described herein and excluding any underground structure or that part of any such structure which extends less than eighteen inches above the natural ground level. The area beneath a roof over a patio used solely as an outdoor living area shall not be included as coverage if the unenclosed and unscreened sides equal or exceed in length forty percent of the whole perimeter of such area. (Ord. 203 §1(part), 1984).

17.23.090 Signs. The following signs shall be permitted within the LDR district:

A. Personal identification sign or nameplate for a single-family residence not exceeding two square feet in size;

B. Unless otherwise specified within this chapter, one unlighted wall or monument sign not to exceed nine square feet in total area identifying any activity permitted by a conditional use permit. No monument sign shall exceed a maximum height of five feet. (Ord. 203 §1(part), 1984).

17.23.100 Off-street parking. Off-street parking spaces shall be provided pursuant to Chapter 17.75. Two spaces are required for each dwelling unit. When an enclosed garage is

not provided, a minimum of four hundred cubic feet of exterior storage space shall be provided. The minimum dimensions for a garage or carport shall be nine feet by twenty feet. Each garage or carport shall be served by a driveway from the property line which abuts a road or access way to said structures. No improved driveway shall be required if it is deemed by the planning agency impractical and unreasonable because of special circumstances applicable to the subject property. Said special circumstance shall include, but not be limited to, the size and shape of the subject property. All parking spaces and areas, access driveways and maneuvering areas required and as shown on any approved plans shall be graded for adequate drainage and surfaced with a material approved by the city engineer. (Ord. 203 §1(part), 1984).

Chapter 17.24

MDR MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:

- 17.24.010 Intent.
- 17.24.020 Permitted uses.
- 17.24.030 Conditional uses.
- 17.24.040 Accessory uses.
- 17.24.050 Building site area.
- 17.24.060 Yards.
- 17.24.070 Building height.
- 17.24.080 Lot coverage.
- 17.24.090 Signs.
- 17.24.100 Off-street parking.

17.24.010 Intent. The medium density residential districts, designated herein by the symbol MDR, are intended to protect established neighborhoods of single-family dwellings and provide for additional developments of this kind, with appropriate community facilities. MDR districts may be divided into several density categories, and a suffix number shall indicate a minimum lot area in each density class. Medium density residential districts are intended to correlate with the medium density residential designation expressed by the general plan. (Ord. 203 §1(part), 1984).

17.24.020 Permitted uses. The following are principal uses permitted in an MDR district:

- A. One primary single-family dwelling unit on a lot;
- B. Garden, orchard and field crop. (Ord. 203 §1(part), 1984).

17.24.030 Conditional uses. The following are conditional uses in an MDR district, permitted only when authorized pursuant to Chapter 17.61:

- A. Mobile home park;
- B. Church;
- C. School, attendance at which satisfies the requirements of the compulsory education laws of the state;
- D. Utility or public service facility when operating requirements necessitate its location within the district, but not including a storage garage, machine shop, or corporation yard;
- E. Recreation facility, owned and maintained by an agency of the city, county, or state;
- F. Community clubhouse;
- G. Parking lot, when established to fulfill the parking space requirements of a use occupying abutting property;
- H. Day nursery and day care center;
- I. Nursing home and rest home serving six or fewer adults;
- J. Multiple-family units not to exceed four dwellings per building;
- K. Second units;
- L. Mobile home parks with capacities not to exceed eight units per acre. (Ord. 214 (part), 1986; Ord. 203 §1 (part), 1984).

17.24.040 Accessory uses. In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the MDR district:

- A. Recreational vehicles can be stored on any lot provided that required off-street parking areas are not utilized and access thereto is not obstructed. No vehicles so stored shall be occupied;
- B. An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements;
- C. Home occupations as approved by the planning agency pursuant to Section 17.63.020;
- D. Child care of not more than six children excluding members of the resident family. (Ord. 203 §1(part), 1984).

17.24.050 Building site area. Except as otherwise provided in the case of density classes, every building site in the MDR district shall have an area not less than five thousand four hundred and forty-five square feet. The minimum lot depth shall be one hundred feet. Maximum density per acre

allowed is increased to eight dwelling units per acre as allowed in the general plan through allowance of second units. (Ord. 214 (part), 1986; Ord. 203 §1(part), 1984).

17.24.060 Yards. The minimum requirements for yards in an MDR district shall be as follows:

A. Depth of front yard, subject to the exceptions set forth in Chapter 17.60: twenty feet;

B. Depth of rear yard: ten feet;

C. Width of side yard along the street lot line of a corner lot, subject to the exceptions set forth in Chapter 17.60: ten feet;

D. Width of side yard along the interior side lot line: five feet; a clearance of ten feet shall be maintained between all residential buildings and between any residential building and accessory structure. (Ord. 203 §1(part), 1984).

17.24.070 Building height. No building in an MDR district shall have more than two and one-half stories nor shall it exceed a height of thirty-five feet. No accessory structure shall have a height in excess of fifteen feet. (Ord. 203 §1(part), 1984).

17.24.080 Lot coverage. The coverage of a lot in a medium density district shall not exceed forty percent of the area of the lot. The lot coverage calculation shall be made by excluding architectural and other features described herein and excluding any underground structure or that part of any such structure which extends less than eighteen inches above the natural ground level. The area beneath a roof over a patio used solely as an outdoor living area shall not be included as coverage if the unenclosed and unscreened sides equal or exceed in length forty percent of the whole perimeter of such area. (Ord. 203 §1(part), 1984).

17.24.090 Signs. The following signs shall be permitted within the MDR district:

A. Personal identification sign or nameplate for a single-family residence not exceeding two square feet in size;

B. Unless otherwise specified within this chapter, one unlighted wall or monument sign not to exceed nine square feet in total area identifying any activity permitted by a conditional use permit. No monument sign shall exceed a maximum height of five feet. (Ord. 203 §1(part), 1984).

17.24.100 Off-street parking. Off-street parking spaces shall be provided pursuant to Chapter 17.75. Two spaces are required for each dwelling unit. When an enclosed garage is not provided, a minimum of four hundred cubic feet of exterior storage space shall be provided. The minimum dimensions for a garage or carport shall be nine feet by twenty feet. Each garage or carport shall be served by a driveway from the property line which abuts a road or access way to said structures. No improved driveway shall be required if it is deemed by the planning agency impractical and unreasonable because of special circumstances applicable to

the subject property. Said special circumstances shall include, but not be limited to, the size and shape of the subject property. All parking spaces and areas, access driveways and maneuvering areas required and as shown on any approved plans shall be graded for adequate drainage and surfaced with an approved base paving material. All on-site paving and base materials shall be approved by the city engineer. (Ord. 203 §1(part), 1984).

Chapter 17.25

HDR HIGH DENSITY RESIDENTIAL DISTRICT*

Sections:

- 17.25.010 Intent.
- 17.25.020 Permitted uses.
- 17.25.030 Conditional uses.
- 17.25.040 Accessory uses.
- 17.25.050 Building site area.
- 17.25.060 Yards.
- 17.25.070 Building height.
- 17.25.080 Lot coverage.
- 17.25.090 Trash storage areas.
- 17.25.100 Off-street parking.
- 17.25.110 Recreational living space.

17.25.010 Intent. The high density multiple residential district, designated herein by the symbol HDR, is intended to protect established neighborhoods of such dwellings and to provide space suitable in appropriate locations for additional housing developments of this kind, such as garden apartments, townhouses, duplexes and similar dwellings, including condominium developments. (Ord. 203 §1(part), 1984).

17.25.020 Permitted uses. The following are principal uses permitted in the HDR district:

A. One single-family dwelling unit on a lot developed in accordance with Chapter 17.24 of this title;

B. Multiple dwellings containing less than three dwelling units;

C. Multiple dwellings containing three or more dwelling units subject to approval of a precise plan in accordance with Chapter 17.52 of this title. (Ord. 203 §1(part), 1984).

17.25.030 Conditional uses. The following are conditional uses in the HDR district and shall be permitted only when authorized pursuant to Chapter 17.61:

* Prior history: Ordinances 112, 198.

- A. Condominium or townhouse development;
- B. Church;
- C. Utility or public service facility necessary to serve the area, but not including a storage garage, machine shop or storage yard;
- D. Recreation facility, owned and maintained by a governmental agency;
- E. Parking lot, when established to fulfill the parking space requirements of a use occupying abutting property;
- F. Day nursery and day care center;
- G. Nursing home and/or rest home;
- H. Mobile home park;
- I. Hotel, motel;
- J. Professional offices;
- K. Those uses as permitted in medium density which are subject to conditional use permit (Section 17.24.030). (Ord. 214 (part), 1986; Ord. 203 §1(part), 1984).

17.25.040 Accessory uses. In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the R-3 district:

- A. The keeping of dogs and cats as follows:
 - 1. Not more than two weaned dogs, excepting those less than six months old,
 - 2. Not more than two weaned cats, excepting those less than six months old;
- B. An accessory building may occupy part of a required rear yard and/or side yard along an interior side lot line. Said accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line, and roof drainage does not flow directly only on abutting property, and meets all building code requirements;
- C. Child care of not more than six children excluding members of the resident family. Child care of more than six children shall constitute a "day nursery" and is subject to the requirements of Section 17.63.020. (Ord. 203 §1(part), 1984).

17.25.050 Building site area. Every building site in the HDR district shall have an area of not less than two thousand square feet. The minimum ground area per dwelling unit shall be two thousand square feet. The minimum depth of a lot shall be one hundred feet. Greater density may be approved by the planning agency subject to approval of a precise plan in accordance with Chapter 17.52. (Ord. 214 (part), 1986; Ord. 203 §1(part), 1984).

17.25.060 Yards. The minimum requirements for yards in the HDR district shall be as follows:

A. Depth of front yard, subject to the exceptions set forth in Chapter 17.60: twenty feet;

- B. Depth of rear yard: ten feet;
- C. Width of side yard along the street lot line of a corner lot, subject to the exceptions set forth in Chapter 17.60: ten feet;
- D. Width of side yard along the interior side lot line: five feet. A clearance of ten feet shall be maintained between all residential buildings and between any residential building and accessory structure. (Ord. 203 §1(part), 1984).

17.25.070 Building height. No building in an HDR district shall have more than two and one-half stories or a height of thirty-five feet. No accessory structure shall have a height in excess of fifteen feet. (Ord. 203 §1(part), 1984).

17.25.080 Lot coverage. The coverage of an HDR district shall not exceed forty percent of the area of the lot. The calculation of lot coverage shall be made by including as coverage the area at ground level of all roofed buildings on the lot. (Ord. 203 §1(part), 1984).

17.25.090 Trash storage areas. Trash storage and pick-up areas shall be required when determined by the planning agency that the development warrants the use of trash storage and pickup areas. (Ord. 203 §1(part), 1984).

17.25.100 Off-street parking. For off-street parking regulations refer to Chapter 17.75. (Ord. 203 §1(part), 1984).

17.25.110 Recreational living space. Recreational living space for relaxation, creation and visual pleasure shall be provided either in the form of common or private recreational living space. (Ord. 203 §1(part), 1984).

Chapter 17.26

RR RURAL RESIDENTIAL DISTRICT

Sections:

- 17.26.010 Intent.
- 17.26.020 Permitted uses.
- 17.26.030 Regulations.

17.26.010 Intent. The intent of the rural residential zone is to allow for residential uses in rural areas sensitive to environmental features including water features, slope, erodability, and vegetation. The zone is intended for areas pre-zoned outside current city limits to guide county policy

APPENDIX D

CITIZEN PARTICIPATION PLAN - CITY OF PORTOLA

The City of Portola will solicit and consider public input at appropriate times, per Section 7080 of Title 25 of the Health and Safety Code, during the Community Development Block Grant (CDBG) application process and program implementation. This will include opportunity for the participation of all persons who may be affected by the program, especially persons with incomes in the targeted income group.

Specifically, public comment will be solicited during program design and preparation of the CDBG application; the preparation of the annual performance report required in Section 7110; the preparation of any program amendments which constitute a reallocation of more than ten percent (10%) of the total program budget; and the preparation of any program amendments which constitute changes in policies, standards, or criteria for program implementation. Other meetings will be held as needed in accordance with Section 7080.

Advertisement will contain, where appropriate information concerning the amount of funds available, the range of eligible activities, the proposed use of the funds, the opportunity for both oral and written comments, the place(s) where background information (including the regulations, a copy of the proposed application and any written comments and responses) may be viewed.

The Plumas County Community Development Commission Rehabilitation Specialist is designated to assist citizens with any concerns about the CDBG process.

All meetings will be held in locations accessible to handicapped individuals. TDD access will also be available. Minutes will be kept in the Citizen Participation file.

Although there is no expectation of significant citizen participation by non-English speaking residents, accommodations will be made upon request.

The City will make every effort to respond within 15 days to any written comments received.

All written comments and responses will be part of the Citizen Participation file.



C101744798

ALBANY, N.Y.

ALBANY, N.Y. - MAY 15, 1968

The City of Albany will hold a public hearing on the proposed Albany County Development Corporation (ACDC) and its proposed development plan for the Albany County area. The hearing will be held on May 15, 1968, at 7:00 p.m. in the Albany County Courthouse, Albany, New York. The purpose of the hearing is to provide an opportunity for the public to express their views on the proposed development plan and to provide an opportunity for the public to provide input into the development plan.

The ACDC is a public corporation created by the Albany County Board of Supervisors. The ACDC is responsible for the development and management of the Albany County area. The ACDC is currently in the process of developing a comprehensive development plan for the Albany County area. The plan will cover a wide range of issues, including land use, transportation, housing, and public services. The plan will be submitted to the Albany County Board of Supervisors for approval. The public hearing is being held to provide an opportunity for the public to provide input into the development plan.

The ACDC is currently in the process of developing a comprehensive development plan for the Albany County area. The plan will cover a wide range of issues, including land use, transportation, housing, and public services. The plan will be submitted to the Albany County Board of Supervisors for approval. The public hearing is being held to provide an opportunity for the public to provide input into the development plan.

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